

UNOFFICIAL COPY

QUIT CLAIM DEED



WHEN RECORDED, MAIL TO:
Lakshmi Real Estate Investments, LLC
1616 S. Indiana Avenue, Unit C2
Chicago, Illinois 60616

Doc# 2135115023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2021 01:18 PM PG: 1 OF 6

SEND SUBSEQUENT TAX BILLS TO:
Lakshmi Real Estate Investments, LLC
1616 S. Indiana Avenue, Unit C2
Chicago, Illinois 60616

GRANTORS, **Ram Gandikota**, of Chicago, Illinois, **Bikram Chandra**, of _____, Texas, **Sriram Regunathan**, of Atlanta, Georgia, and **Dhanvi H. Kapila**, of Redmond, Washington, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEE, **Lakshmi Real Estate Investments, LLC**, an Illinois limited liability company, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

PARCEL 1:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1451 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0518032169, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS 3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 21 day of October, 2021.

Ram Gandikota

STATE OF ILLINOIS

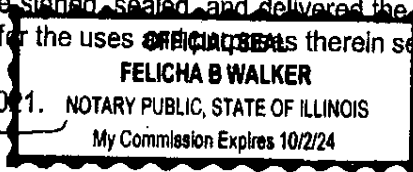
COUNTY OF COOK

)
) ss
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that RAM GANDIKOTA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 21 Day of October, 2021.

My commission expires 10/2/2024



Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

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QUIT CLAIM DEED

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

Dated this 8 day of October, 2021.

Bikram Chandra

STATE OF TEXAS

COUNTY OF Dallas

}
} ss


I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BIKRAM CHANDRA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

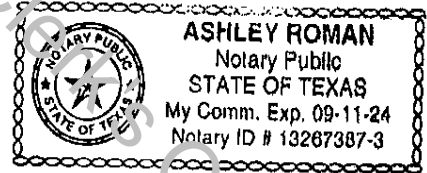
Given under my hand and notary seal, this 8 Day of October, 2021.

My commission expires 9-11-2024

Ashley Roman
Notary Public



PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		17-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *



16-01-215-050-1003 | 20211201672654 | 0-203-729-552

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-01-215-050-1003 | 20211201672654 | 1-786-276-496

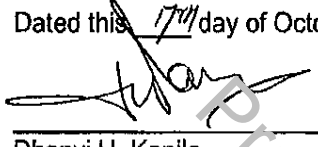
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QUIT CLAIM DEED

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

Dated this 17th day of October, 2021.



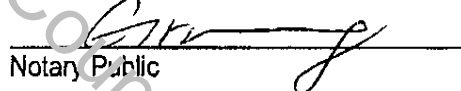
Dhanvi H. Kapila

STATE OF WASHINGTON)
COUNTY OF KING) ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that DHANVI H. KAPILA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 17th Day of October, 2021.

My commission expires 01/01/2023


Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613



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QUIT CLAIM DEED

Permanent Index No.: 16-01-215-050-1003.

Property Address: 1451 N. Artesian Avenue, Unit 3, Chicago, Illinois 60622.

Dated this 11 day of October, 2021.

R. Siva
Sriram Regunathan

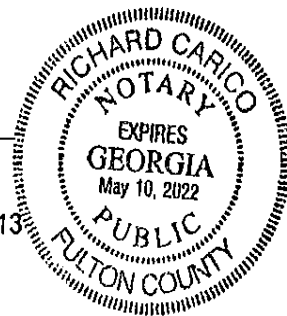
STATE OF GEORGIA)
COUNTY OF FULTON) ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SRIRAM REGUNATHAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 11th Day of October, 2021.

My commission expires May 10, 2022

[Signature]
Notary Public



PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S Chicago, Illinois 60613

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/1/21

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jeffrey Stokes

On this date of: 12/1/21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
 DEMETRIOS ZAZAKIS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 12/27/21

GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/1/21

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jeffrey Stokes

On this date of: 12/1/21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
 DEMETRIOS ZAZAKIS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 12/27/21

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI) to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

A. OUTLAND, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Ram Chandakota
(print name(s) of executor/grantor)

Lakshmi Real Estate FNV, LLC
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

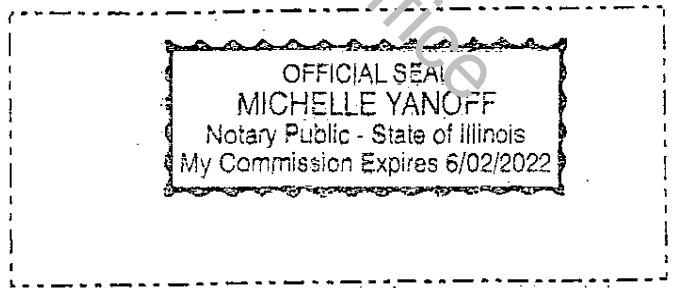
[Signature]
Affiant's Signature Above

12-15-21
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12-15-21
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.