

UNOFFICIAL COPY

Doc#: 2205317102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 01:15 PM Pg: 1 of 5

Dec ID 20220201622808
ST/CO Stamp 1-928-735-120

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR(S), Paresh Jiyani, a married man, of the City of West Chicago, County of Dupage, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to AVJ INVESTMENTS LLC, 2369 Kidwell Dr., West Chicago, Illinois 60185 of the County of Dupage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"


SUBJECT TO:

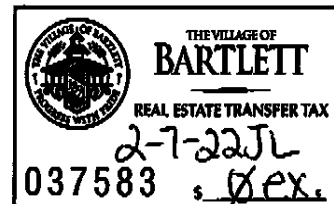
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 06-35-400-117-1234

Address(es) of Real Estate: 323 Mulberry Court, Unit B1, Bartlett, Illinois 60103

Dated this 02nd day of February, 2022.


Paresh Jiyani



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STATE OF ILLINOIS, COUNTY
OF

Lake

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paresh Jiyan, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal,
this

2nd day of February, 2022

Melissa A Rupnick (Notary Public)



Prepared by:

Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to:

AVJ INVESTMENTS LLC
2369 Kidwell Dr.
West Chicago, Illinois 60185

Name and Address of Taxpayer:

AVJ INVESTMENTS LLC
2369 Kidwell Dr.
West Chicago, Illinois 60185

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER ACT"

Jm 2/2/2022

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 18-B1-2 IN HEARTHWOOD FARMS CONDO-PHASE II, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION UNIT TWO, BEING A
PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP
41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT " B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85321490, AS AMENDED
FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET
FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER
26083806 IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 2, 2022

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me by the said _____ this 2nd day of February, 2022

Notary Public Melissa A. Rupnick

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 2, 2022

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me by the said _____ this 2nd day of February, 2022

Notary Public Melissa A. Rupnick

Note: 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.

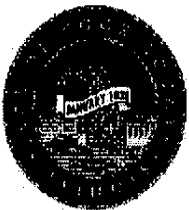
(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

15-Feb-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

06-35-400-117-1234

| 20220201622808 |

1-928-735-120