

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (ILLINOIS)

Doc#: 2208006122 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2022 08:08 AM Pg: 1 of 3

Dec ID 20220201636824  
ST/CO Stamp 0-860-982-672

THE GRANTOR(s), NEIL S. SHAH and AYESHA P. SHAH, Husband and Wife, as Tenants by the Entirety, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of **Ten and 00/100 Dollars**,

in hand paid, convey(s) and Quit-Claim(s) to **Neil Navin Shah and Ayesha Pergadia Shah, as Co-Trustees of the Near Family Trust dated December 3, 2021**, all interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

LOT 64 IN BERGMAN POINTE SUBDIVISION UNIT 2, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 2016 AS DOCUMENT NUMBER 1610529079 AND ACCORDING TO THE CERTIFICATE OF CORRECTION THEREOF RECORDED DECEMBER 2, 2016 AS DOCUMENT 1633713047, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-29-309-015-0000

Address of Real Estate: 3550 Harold Circle, Hoffman Estates, IL 60192

Dated this December 3, 2021

PLEASE PRINT  
OR TYPE  
NAMES BELOW  
SIGNATURES

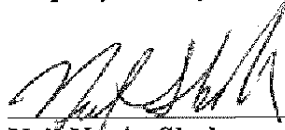
  
Neil N. Shah


(SEAL)

  
Ayesha P. Shah

(SEAL)

Property conveyance acknowledged and accepted (760 ILCS 5/6.5)

  
Neil Navin Shah  
Co-Trustee of the Near Family  
Trust dated December 3, 2021

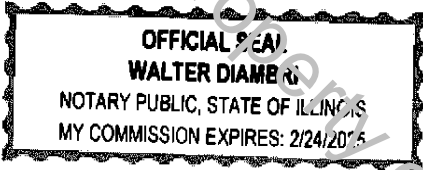
  
Ayesha Pergadia Shah  
Co-Trustee of the Near Family  
Trust dated December 3, 2021

ATA / GMT Title Agency  
175 E. Hawthorn Parkway, Suite 135  
Vernon Hills, IL 60061  
File # GMTACCOM - D+V

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State of Illinois )  
 ) ss.  
County of Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Neil N. Shah a/k/a Neil Navin Shah and Ayesha P. Shah a/k/a Ayesha Pergadia Shah**, Individually and as Trustees, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

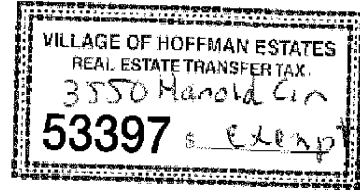


Given under my hand and official seal this  
December 3, 2021.

*Walter Diambri*  
\_\_\_\_\_  
Notary Public

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Act.

*Walter Diambri* Dated: December 3, 2021



This instrument was prepared by:

DIAMBRI & VICARI, P.C.  
530 A North Milwaukee Avenue  
Libertyville, Illinois 60048  
(847) 367-9292

**Mail to:**

Diambri & Vicari, P.C.  
530 A North Milwaukee Avenue  
Libertyville, Illinois 60048

**Send tax bills to:**

Near Family Trust  
3550 Harold Circle  
Hoffman Estates, IL 60192

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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: 2/28/2022

SIGNATURE: Walter Diamba  
GRANTOR or AGENT

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

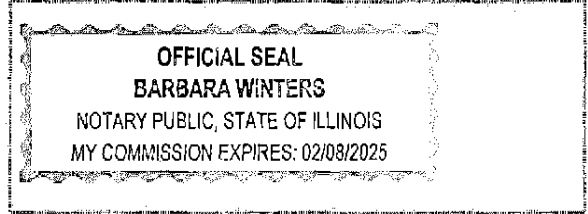
Subscribed and sworn to before me, Name of Notary Public: Barbara Winters

By the said (Name of Grantor): Walter Diamba

On this date of: 2/28/2022

NOTARY SIGNATURE: Barbara Winters

AFFIX NOTARY STAMP BELOW



### 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: 2/28/2022

SIGNATURE: Walter Diamba  
GRANTEE or AGENT

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

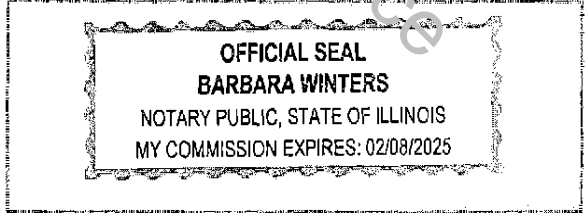
Subscribed and sworn to before me, Name of Notary Public: Barbara Winters

By the said (Name of Grantee): Walter Diamba

On this date of: 2/28/2022

NOTARY SIGNATURE: Barbara Winters

AFFIX NOTARY STAMP BELOW



### 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)**)