

UNOFFICIAL COPY

QUITCLAIM DEED
(Illinois) (Individual to Individual)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

Doc#: 2208018157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 08:19 AM Pg: 1 of 2

Dec ID 20220301643664
ST/CO Stamp 1-338-871-184

MAIL TO:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

SEND TAX BILL TO:
Patel and Shah LLC
337 Bay Drive
Itasca, IL 60143

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid,

the Grantors, the Grantors, Maulik Patel, a married man, of 212 Donald Drive, Bloomingdale, IL 60108, and Dhaval Shah, a married man, of 337 Bay Drive, Itasca, IL 60143, hereby convey and quit claim to

the Grantee, Patel and Shah LLC, an Illinois limited liability company, of 337 Bay Drive, Itasca, IL 60143

the Real Estate located at 183 Judith Court, Unit B, Bartlett, Illinois 60103 with parcel identifying number (P.I.N.) of 06-35-310-008-1054 and legally described as:

UNIT NO. B IN BUILDING 47 IN BARTLETT GREEN 4 CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22061019, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

First American Title
File #3129817-Accom

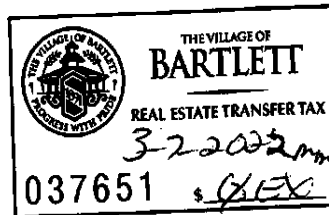
This is not homestead property with respect to the Grantors.

Grantors further attest that this transfer is exempt from transfer tax under provisions of Section 31-45, Paragraph e, of the Illinois Real Estate Transfer Tax Act.

Accommodation recording only;
document not reviewed and
no insurance provided

Dated March 3, 2022

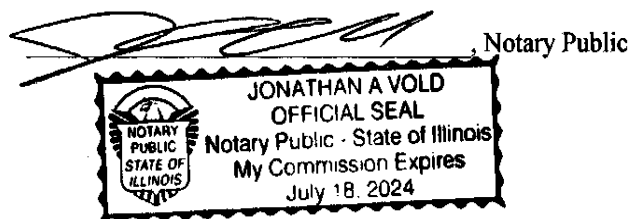
Maulik Patel
Maulik Patel



Dhaval Shah 03/03/22
Dhaval Shah

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Maulik Patel and Dhaval Shah, personally known to me to be the same persons as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 3-3-2022
Commission expires 7-18-2024



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STATEMENT BY GRANTOR AND GRANTEE

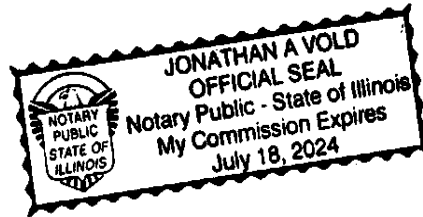
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 3, 2022

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said *[Handwritten Signature]* Grantor on March 3, 2022

Notary Public *[Handwritten Signature]*



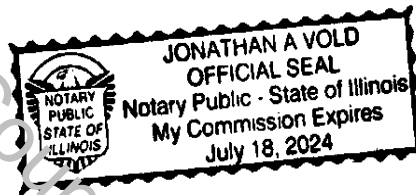
The grantee or his agent affirms and verifies that the name of the grantee shown in the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire or hold title to real estate in Illinois, or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

Dated March 3, 2022

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said *[Handwritten Signature]* Grantee on March 3, 2022

Notary Public *[Handwritten Signature]*



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.

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

PROPERTY OF COOK COUNTY CLERK'S OFFICE