

UNOFFICIAL COPY

Doc#. 2208204162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2022 09:06 AM Pg: 1 of 5

After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Bhupindar Chhabra
1016 Waterville Ct.
Dyer, IN 46311

Tax Parcel ID Number:

17-10-206-035-1044

3479669928

Order Number:

70526987-D - 7458201

Dec ID 20220301658562

City Stamp 0-686-419-344

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: [Signature] Chhabra, Dated: 7-21-2021
BHUPINDAR CHHABRA

Dated this 21 day of July, 2021. WITNESSETH, that NISHA CHHABRA, whose address is 423 E. Ohio Street, #409, Chicago, IL 60611, and **BHUPINDAR CHHABRA, who erroneously acquired title as "Bhapindar"**, whose address is 1016 Waterville Ct., Dyer, IN 46311, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto **BHUPINDAR CHHABRA AND ALKA CHHABRA, a married couple, as joint tenants**, whose address is 1016 Waterville Ct., Dyer, IN 46311, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 600 North Fairbanks Court, Unit 1806, Chicago, IL 60611-5846, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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



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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

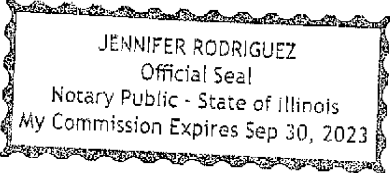
Grantor 1 of 2:


NISHA CHHABRA


STATE OF Illinois)
)
 COUNTY OF Cook) **ss.**

I, Jennifer Rodriguez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **NISHA CHHABRA**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 11th day of June 20 21.




Notary Public
My commission expires 9/30/2023

REAL ESTATE TRANSFER TAX		22-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-206-035-1044 | 20220301658562 | 0-686-419-344

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



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Grantor 2 of 2:

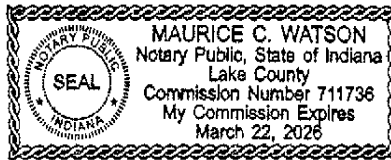
PS
BHUPINDAR CHHABRA

STATE OF Indiana)
)
COUNTY OF Lake) **ss.**

I, Maurice C. Watson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BHUPINDAR CHHABRA**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 21st day of July, 2021.

Maurice C. Watson
Notary Public
My commission expires
3-22-2026



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EXHIBIT A

LEGAL DESCRIPTION

Tax Id Number(s): 17-10-206-035-1044

Land situated in the County of Cook in the State of IL

UNIT 1806 IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION: PARCEL 1: LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS. AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 600 North Fairbanks Court, Unit 1806, Chicago, IL 60611-5846



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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: 7 | 21 | 2021

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: Maurice C. Watson

By the said (Name of Grantor): Bhapindar Chhabra

On this date of: 7 | 21 | 2021

NOTARY SIGNATURE: [Signature]

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: 7 | 21 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

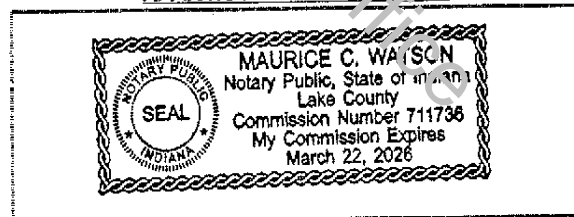
Subscribed and sworn to before me, Name of Notary Public: Maurice C. Watson

By the said (Name of Grantee): Bhapindar Chhabra

On this date of: 7 | 21 | 2021

NOTARY SIGNATURE: [Signature]

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)**