

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
Statutory (Illinois)

Doc#: 2210304302 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/13/2022 12:38 PM Pg: 1 of 4

Dec ID 20220401678018

City Stamp 1-165-046-672


THE GRANTOR, Prithvi Singh Gandhi, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEYS and QUIT-CLAIMS to Prithvi Singh Gandhi and Tanya Menon, a married couple not as tenants in common or joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND MADE A PART HEREOF.**

Property Address: 210 E. Walton Pl., Unit C, Chicago IL 60611  
P.I.N.: 17-03-208-024-1003

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

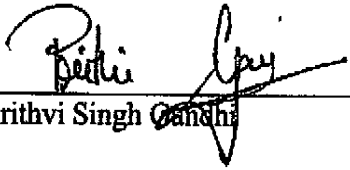
**\*\*[INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]\*\***

REAL ESTATE TRANSFER TAX		12-APR-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-208-024-1003 | 20220401678018 | 1-165-046-672  
\* Total does not include any applicable penalty or interest due.

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Dated: this 8<sup>th</sup> day of April, 2022 . . .

  
Prithvi Singh Gandhi

This transfer is exempt under the provisions of the Real Estate Transfer Tax Act, 35 ILCS 200/31-4(e).

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Prithvi Singh Gandhi, is 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 08 day of April, 2022

R Shah (SHAH R)  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**  
David L. Rudolph, Esq.  
Rudolph Kaplan, LLC  
805 Greenwood Street  
Evanston, IL 60201

**WHEN RECORDED RETURN TO:**  
David L. Rudolph, Esq.  
Rudolph Kaplan, LLC  
805 Greenwood Street  
Evanston, IL 60201

**SEND FUTURE TAX BILLS TO:**  
Prithvi Singh Gandhi and Tanya Menon  
210 E. Walton Pl., Unit C  
Chicago IL 60611

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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1:**

Unit C in the 210 East Walton Condominium, as delineated on the Plat of Survey of the following described parcel of real estate:

A parcel of Land comprised of parts of Lots 35 and 36, together with a part of the East 33 feet of Lot 34, all in Fitsimmons Addition to Chicago, being a Subdivision of part of Block 8 in the Canal Trustees' Subdivision of the South Fractional 1/4 of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded on April 7, 1994 as Document No. 94311802, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey, in Cook County, Illinois.

**Parcel 2:**

Non-exclusive easement for the benefit of Parcel 1 for ingress, egress and access to and over the driveway located on the property West of and adjoining the Land, as created and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded on April 7, 1994 as Document No. 94311800.

**Parcel 3:**

Easements for the benefit of Parcel 1 for structural support, access to and maintenance and use of common facilities, encroachments, use of the garden area and common walls, floors and ceilings located on the property North of and adjoining the Land, as created and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded on April 7, 1994 as Document No. 94311800.

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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: April | 8th | 2022

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

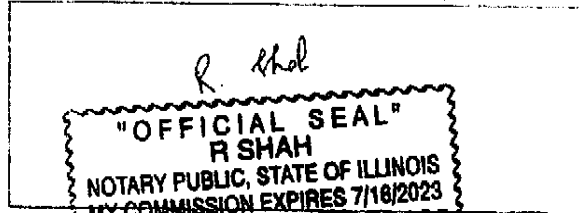
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): PRITHVI S. GANDHI AFFIX NOTARY STAMP BELOW

On this date of: 08 | 04 | 2022

NOTARY SIGNATURE: R. Shah



### 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: April | 8th | 2022

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

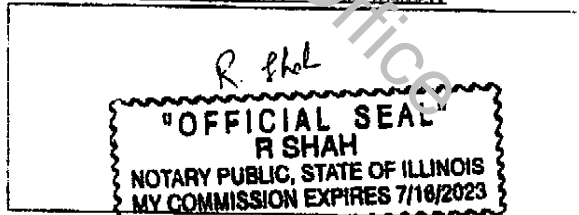
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): TANYA MENON AFFIX NOTARY STAMP BELOW

On this date of: 08 | 04 | 2022

NOTARY SIGNATURE: R. Shah



### 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)**)