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Doc# 2213919016 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/19/2022 10:12 AM PG: 1 OF 4

QUIT CLAIM DEED

THE GRANTORS, **Rajendra R. Kansara** and **Daxaben R. Kansara**, husband and wife, of Village of Wheeling, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to **Pooja Patel** and **Siddharth Shah**, husband and wife, of Village of Wheeling, County of Cook, State of Illinois, as tenants by entirety, their interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 5B, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL): LOTS 1 THROUGH 22 BOTH INCLUSIVE, IN ELMHURST RANCHEROS, BEING A SUBDIVISION OF LOTS 1 AND 2 IN WESTBROOK TERRACE, A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1965 AS DOCUMENT NO. 19592909, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PIONEER TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1968 AND KNOWN AS TRUST NUMBER 16373, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22312598; TOGETHER WITH AN UNDIVIDED 1.1347% INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Real Estate Trustee Approved
Initials: *MP* Date: *5/17/22*
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE



Permanent Real Estate Index Number: 03-03-307-060-1018
Address of Real Estate: 809 Valley Stream Dr Unit B Wheeling IL 60090

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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Dated this 16 day of MAY, 2022.

R. R. Kansara
Rajendra R. Kansara

Daxaben R. Kansara
Daxaben R. Kansara

Adriana Y. Alvarez
OFFICIAL SEAL
ADRIANA Y. ALVAREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sept. 23, 2024
05/16/2022

Property of Cook County Clerk's Office

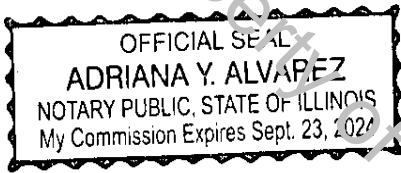
REAL ESTATE TRANSFER TAX		19-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-03-307-060-1018 20220501619910 1-580-834-704		

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Rajendra R. Kansara** and **Daxaben R. Kansara** 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 they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this 16 day of MAY, 2022.



[Signature]
(Notary Public)

**** This deed is exempt Pursuant to 35 ILCS 200/31-45(e).**

05/16/2022
Date

[Signature]
Buyer, Seller or Representative

Daxaben R. Kansara

[Signature] Royal Patel

Prepared by:
Raj P. Sanghvi
Sanghvi Law Group
29 E. Madison St #1201
Chicago, IL 60602

Mail To:
Pooja Patel and Siddharth Shah
809 Valley Stream Dr Unit B Wheeling IL 60090

Name and Address of Taxpayer:
Pooja Patel and Siddharth Shah
809 Valley Stream Dr Unit B Wheeling IL 60090

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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: 05/16/2022

SIGNATURE: R. R. Kansara, Daxaben R. Kansara
GRANTOR or AGENT
Rajendra R. Kansara and Daxaben R. Kansara

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

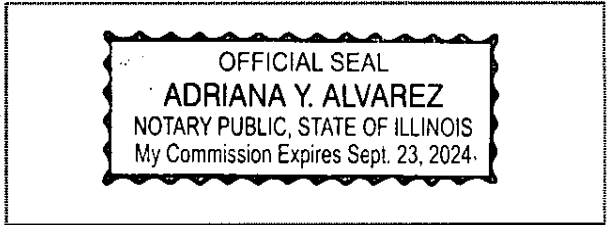
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Rajendra R. Kansara and Daxaben R. Kansara

On this date of: 05/16/2022

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: 05/16/2022

SIGNATURE: Pooja Patel, Siddharth Shah
GRANTEE or AGENT
Pooja Patel and Siddharth Shah

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

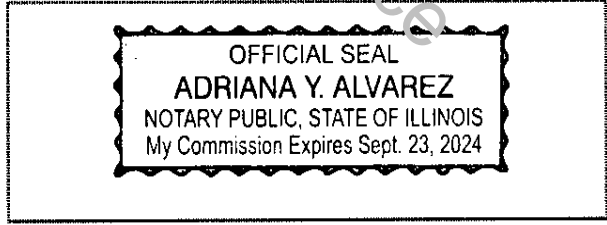
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Pooja Patel and Siddharth Shah

On this date of: 05/16/2022

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)**)