

**UNOFFICIAL COPY**

**WARRANTY DEED  
IN TRUST**

Doc#: 2225845066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2022 10:17 AM Pg: 1 of 4

**MAIL DEED TO:**  
VINOD D. PATEL  
AND KETKI V. PATEL  
3941 N. GALENA  
ARLINGTON HEIGHTS, IIL 60005

Dec ID 20220801610075  
ST/CO Stamp 0-774-227-536

**MAIL TAX BILLS TO:**  
VINOD D. PATEL  
AND KETKI V. PATEL  
3941 N. GALENA  
ARLINGTON HEIGHTS, IIL 60005

**THE GRANTOR(S) VINOD D. PATEL AND KETKI V. PATEL, Husband and Wife of 3941 N. GALENA, ARLINGTON HEIGHTS, IIL 60005, for and in consideration of TEN DOLLARS AND 00/00 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to VINOD D. PATEL AND KETKI V. PATEL, AS TRUSTEES OF THE VINOD D. PATEL AND KETKI V. PATEL TRUST DATED AUGUST 13, 2022, 3941 N. GALENA, ARLINGTON HEIGHTS, IIL 60005, the beneficial interest of said trust being held by VINOD D. PATEL AND KETKI V. PATEL, Husband and Wife as tenants by the entirety, in the County of Cook and, State of Illinois, all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

SEE LAGAL ATTACHED


**Permanent Index Number(s): 02-01-206-017-0000**

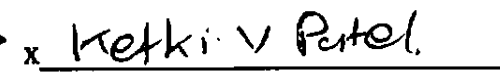
**Property Address: 3941 N. GALENA, ARLINGTON HEIGHTS, IIL 60005**

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

SUBJECT TO: covenants, conditions and restrictions of record, and for general taxes for tax year 2021 and subsequent years.

DATED THIS 13 DAY OF AUGUST 2022

  
\_\_\_\_\_  
VINOD D. PATEL

  
\_\_\_\_\_  
KETKI V. PATEL

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## WARRANTY DEED IN TRUST

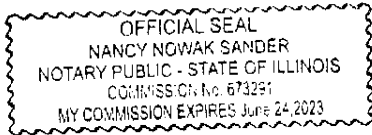
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **VINOD D. PATEL AND KETKI V. PATEL** is/are 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 instrument as of their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13 day of AUGUST, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:



THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 4, SECTION E OF THE  
REAL ESTATE TRANSFER ACT.

 8/13/22  
\_\_\_\_\_  
GRANTOR OR AGENT

NAME and ADDRESS OF PREPARER:  
NANCY NOWAK SANDER  
SANDER LAW OFFICES  
8532 SCHOOL STREET  
MORTON GROVE, IL 60053  
847-965-4852

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## LEGAL DESCRIPTION

LOT 79 IN TIBURON PLANNED UNIT DEVELOPMENT PLAT PART OF THE EAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1977 AND BY DOCUMENT NUMBER 241216532 SEPTEMBER 26, 1977 AND BY DOCUMENT NUMBER 241959150 RECORDED OCTOBER 21, 1977 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3941 N. GALENA AVE., ARLINGTON HEIGHTS, IL 60004

PIN: 02-01-205-017-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 08 | 13 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

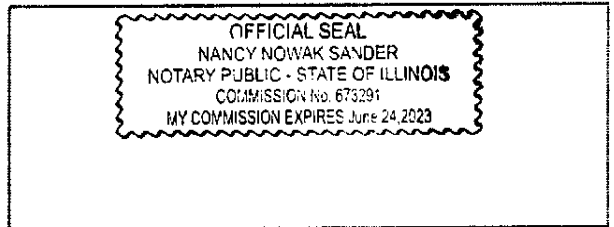
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Vinod Patel

On this date of: 8-13 | 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: 08 | 13 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

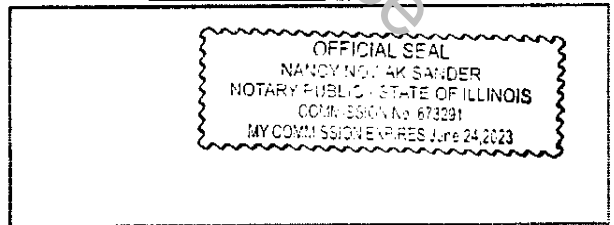
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Vinod Patel

On this date of: 8-13 | 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)**)