



2230522034

Doc# 2230522034 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/01/2022 11:36 AM PG: 1 OF 4

This Document Prepared By:

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Joliet, Illinois 60432
(949) 697-5958

**After Recording, Return and
Mail Tax Statements To:**

Mumtaz J. Chinoy and G. Hussain Chinoy, as co-Trustees
34 Ruffled Feathers Dr.
Lemont, IL 60439

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

MUMTAZ J. CHINOY who took title as M.J. CHINOY, a widow,

Whose mailing address is 34 Ruffled Feathers Dr., Lemont, IL 60439;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

MUMTAZ J. CHINOY and G. HUSSAIN CHINOY, as co-Trustees of THE MUMTAZ J. CHINOY 2005 TRUST,
U/A dated September 2, 2005, the GRANTEE,

Whose mailing address is 34 Ruffled Feathers Dr., Lemont, IL 60439;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: 34 Ruffled Feathers Dr., Lemont, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 17 day of Aug, 2022.

M. J. Chinoy 8/17/2022
MUMTAZ J. CHINOY

The foregoing transfer of title/conveyance is hereby accepted by MUMTAZ J. CHINOY, of 34 Ruffled Feathers Dr., Lemont, IL 60439, as Trustee under the provisions of THE MUMTAZ J. CHINOY 2005 TRUST.

M. J. Chinoy 8/17/2022
MUMTAZ J. CHINOY,
Trustee, as aforesaid

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1: LOT 18 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH ½ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF OUTLOT 'H' DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 18 IN SAID RUFFLED FEATHERS SUBDIVISION; THENCE NORTH 9 DEGREES, 25 MINUTES, 33 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 18, EXTENDED NORTH, A DISTANCE OF 0 5.71 FEET TO A LINE THAT IS 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 18; THENCE NORTH 83 DEGREES, 12 MINUTES, 59 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 149.37 FEET TO THE WESTERLY LINE OF OUTLOT 'P', ALSO KNOWN AS RUFFLED FEATHERS DRIVE; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF OUTLOT 'P', SAID LINE BEING A CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 5.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 83 DEGREES, 12 MINUTES, 59 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 0 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3; EASEMENT OF INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF RUFFLED FEATHERS SUBDIVISION RECORDED OCTOBER 7, 1991 AS DOCUMENT 91522355 AND AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RUFFLED FEATHERS GOLF ESTATES RECORDED NOVEMBER 21, 1991 AS DOCUMENT 91614473 AND AS CREATED BY DEED TO _____ AND RECORDED _____ AS DOCUMENT _____ IN COOK COUNTY, ILLINOIS.

and more commonly known as 34 Ruffled Feathers Dr., Lemont, IL 60439.

TAX PARCEL NUMBER: 22-27-403-005, -008, and 22-34-115-002

REAL ESTATE TRANSFER TAX

01-Nov-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

22-27-403-005-0000

| 20221001679543 | 0-336-841-040

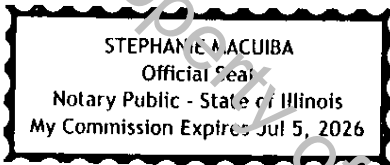
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this August 17, 2022, by MUMTAZ J. CHINYOY.

[Signature]
NOTARY PUBLIC

My commission expires: 7/5/2026



“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”
8/17/2022 M. J. Chinoy
Date Buyer, Seller or Representative

STATEMENT BY GRANTOR AND GRANTEE

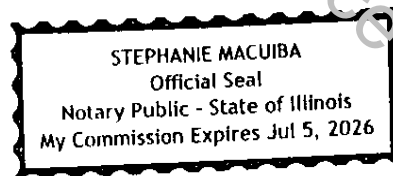
The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 title to real estate under the laws of the State of Illinois.

Dated this 17 day of August, 2022.

[Signature]
MUMTAZ J. CHINYOY 8/17/2022

Subscribed and sworn to before me by the said Mumtaz J. Chinoy, this 17 day of August, 2022.

Notary Public: [Signature]



UNOFFICIAL COPY

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on 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 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 title to real estate under the laws of the State of Illinois.

Dated this 17 day of August, 2022.

M. J. Chinoy Aug. 17, 2022
MUMTAZ J. CHINYOY

Subscribed and sworn to before me by the said Mumtaz J. Chinoy, this 17 day of August, 2022.

Notary Public: [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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property of Cook County Clerk's Office