

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2231855100 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2022 01:42 PM Pg: 1 of 3

### Prepared By:

Attorney Nirav S. Patel  
Law Office of Nirav S. Patel, PC  
121 Fairfield Way, Ste 100  
Bloomington, IL 60108

Dec ID 20221101680558  
ST/CO Stamp 0-578-771-280

### Return To:

Dilipbhai R. Patel, Jyotika D. Patel,  
Kaushik R. Patel, Charulataben K. Patel  
Chandrakant R. Patel, Smitaben C. Patel,  
and Ushaben G. Patel  
1306 Montclair Pl.  
Schaumburg, IL 60173-6551

### Taxes To/Grantee's Address:

Dilipbhai R. Patel, Jyotika D. Patel,  
Kaushik R. Patel, Charulataben K. Patel  
Chandrakant R. Patel, Smitaben C. Patel,  
and Ushaben G. Patel  
1306 Montclair Pl.  
Schaumburg, IL 60173-6551

\*The Above Space for Recorder's Use Only\*

THIS INDENTURE made this 26<sup>th</sup> day of OCTOBER, 2022, between Grantor(s) Dilip R. Patel (aka Dilipbhai R. Patel) and Jyotika D. Patel, husband and wife; Kaushik R. Patel and Charulata K. Patel (aka Charulataben K. Patel), husband and wife, and Usha G. Patel (aka Ushaben G. Patel), widowed and not since remarried, of 1306 Montclair Pl., Schaumburg, IL 60173, and Grantee(s): Dilipbhai R. Patel and Jyotika D. Patel, husband and wife; Kaushik R. Patel and Charulataben K. Patel, husband and wife; Ushaben G. Patel, widowed and not since remarried; and Chandrakant R. Patel and Smitaben C. Patel, husband and wife, all of 1306 Montclair Pl., Schaumburg, IL 60173, as Joint Tenants.

WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and quit claim to the Grantee(s), the following described real estate to-wit:

### Legal Description:

LOT 160 IN PARK ST. CLAIRE UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 13, THE NORTH EAST ¼ OF SECTION 23 AND THE NORTHWEST ¼ OF SECTION 24, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1991 AS DOCUMENT 91603720, IN COOK COUNTY.

Property Address: 1306 Montclair Pl., Schaumburg, IL 60173-6551  
Parcel Number: 07-23-205-013-0000

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Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the party of the second part forever.

IN WITNESS WHEREOF, the Grantor(s) has hereunto set its hand and seal the day and year first written above.

Dilip R. Patel aka Dilipbhai R. Patel

x Jyotika D. Patel

x Kaushik R. Patel

x Charulata K. Patel aka Charulataben K. Patel

x Usha G. Patel aka Ushaben G. Patel

This instrument is exempt from taxation under Paragraph (e) of Section 4 of the Illinois Real Estate Transfer Act and under the City of Schaumburg Real Estate Transfer Tax Ordinance by paragraph(s) E of Section 3-11-6 of said Ordinance.

Dilip R. Patel aka Dilipbhai R. Patel

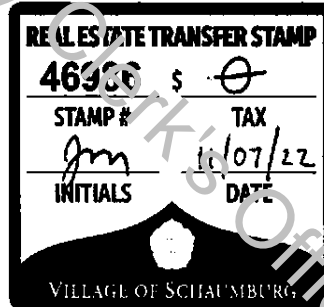
x Jyotika D. Patel

x Kaushik R. Patel

x Charulata K. Patel aka Charulataben K. Patel

x Usha G. Patel aka Ushaben G. Patel

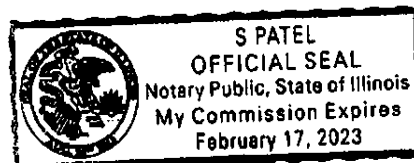
STATE OF IL )  
 )SS  
County of COOK )



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that, Dilip R. Patel (aka Dilipbhai R. Patel), Jyotika D. Patel, Kaushik R. Patel, Charulata K. Patel (aka Charulataben K. Patel), and Usha G. Patel (aka Ushaben G. Patel), personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed, and delivered the said instrument of her free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 26 day of October, 2022.

S. Patel (Notary Public)



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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 October 26, 2022

SIGNATURE: X [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:

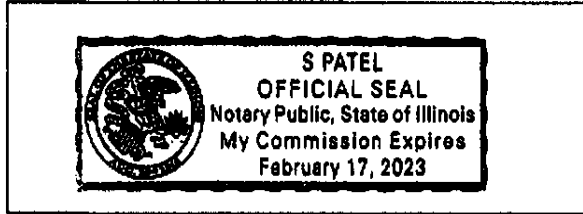
[Signature: Sanjay Patel]

By the said (Name of Grantor): Dilip R Patel

AFFIX NOTARY STAMP BELOW

On this date of: Oct 26, 2022

NOTARY SIGNATURE: [Signature: S. Patel]



### 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 October 26, 2022

SIGNATURE: X [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:

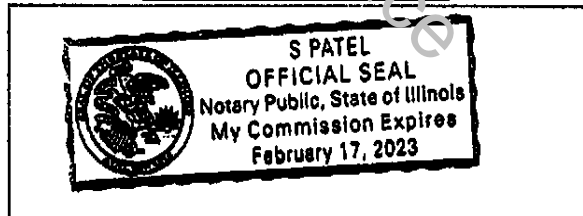
[Signature: Sanjay Patel]

By the said (Name of Grantee): Dilip R Patel

AFFIX NOTARY STAMP BELOW

On this date of: Oct 26, 2022

NOTARY SIGNATURE: [Signature: S. Patel]



### 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)**)