

UNOFFICIAL COPY

Doc#. 2233549107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2022 03:37 PM Pg: 1 of 3
Dec ID 20221201603168

This Transaction Exempt
Pursuant to Real Estate
Transfer Tax Law,
Section 31-45,
Paragraph e, and Cook
County Ordinance No.
95104.

DATE: 11/03/2022
SIGNED: Rebecca Schulz

QUIT CLAIM DEED (Individuals to Trust)

THE GRANTORS, **BHUPENDRA THAKKAR** and **SHOBHANA THAKKAR**, husband and wife, 1529 Revere Circle, Schaumburg, Illinois 60193, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to **BHUPENDRA B. THAKKAR** and **SHOBHANABEN BHUPENDRA THAKKAR**, not individually, but as Co-Trustees of the **BHUPENDRA AND SHOBHANABEN THAKKAR TRUST u/a/d November 3, 2022**, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 1529 Revere Circle, Schaumburg, Illinois 60193, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST HALF OF LOT 9028 IN WEATHERSFIELD UNIT 9 BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1529 Revere Circle, Schaumburg, Illinois 60193

Permanent Index No.: 07-20-411-025-0000

DATED this 3rd day of November 2022.

B. B. Thakkar
BHUPENDRA THAKKAR

S. B. Thakkar
SHOBHANA THAKKAR

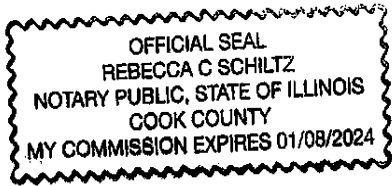
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **BHUPENDRA THAKKAR** and **SHOBHANA THAKKAR**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 3rd day of November 2022.

Commission Expires: Jan 8, 2024

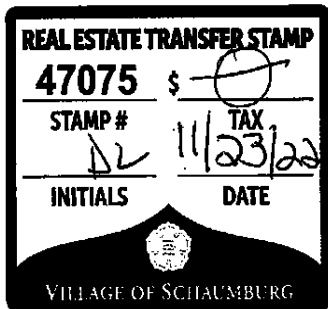


Rebecca C Schiltz
NOTARY PUBLIC

Address of Property:
1529 Revere Circle
Schaumburg, Illinois 60193

(Mail To:)
This instrument prepared by:
Marc Gugliuzza, Esq.
1550 Spring Road
Suite 120
Oak Brook, IL 60523

Send Subsequent Tax Bill To:
BHUPENDRA B. THAKKAR and
SHOBHANABEN BHUPENDRA THAKKAR
1529 Revere Circle
Schaumburg, Illinois 60193



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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: 11 | 03 | 20 22

SIGNATURE: Bhupendra Thakkar / R Schiltz
GRANTOR or AGENT *Gugliuzza Law P.C.*

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

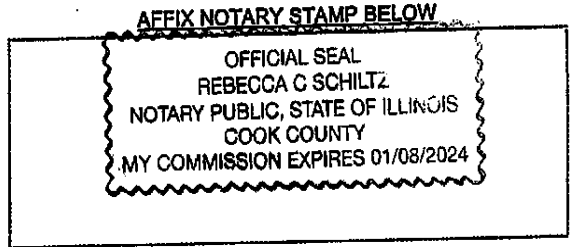
Subscribed and sworn to before me, Name of Notary Public:

Rebecca C Schiltz

By the said (Name of Grantor): Bhupendra Thakkar

On this date of: 11 | 03 | 20 22

NOTARY SIGNATURE: Rebecca C Schiltz



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: 11 | 03 | 20 22

SIGNATURE: Bhupendra Thakkar / R Schiltz
GRANTEE or AGENT

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

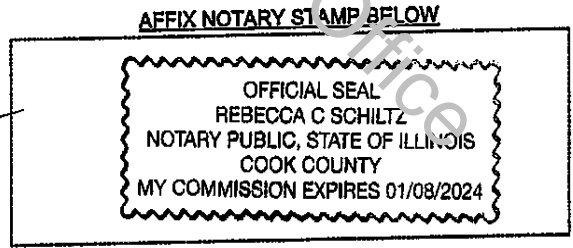
Subscribed and sworn to before me, Name of Notary Public:

Rebecca C Schiltz

By the said (Name of Grantee): Bhupendra Thakkar

On this date of: 11 | 03 | 20 22

NOTARY SIGNATURE: Rebecca C Schiltz



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)**)