

UNOFFICIAL COPY

Doc#: 2303255162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2023 03:44 PM Pg: 1 of 4

Dec ID 20230101627001
ST/CO Stamp 2-147-018-576

Cover Page (Quit Claim Deed)

Property Address: 1339 Kingsbury Drive Unit 3 Hanover Park IL 60133

Accommodation recording only;
document not reviewed and
no insurance provided

FIRST AMERICAN TITLE
FILE # 3153407

Property of Cook County Clerk's Office

UNOFFICIAL COPY**QUITCLAIM DEED**

(Illinois) (Corporation to Individual)

PREPARED BY:*Hemant Shah
953 N Plum Grove Rd Schaumburg, IL
60173***MAIL TO:***Madhusudan Shah
8 Juniper Ct
Streamwood, IL 60107***SEND TAX BILL TO:***Madhusudan Shah
8 Juniper Ct
Streamwood, IL 60107*

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the GRANTOR, **Madhusudan Shah, a married man, of 8 Juniper Ct, Streamwood, IL 60107.**

Hereby, CONVEY RELEASE and QUITCLAIM to the GRANTEE **Gita Enterprise Investment LLC 1339 Kingsbury located at 8 Juniper Ct, Streamwood, IL 60107.**

All interest the GRANTORS, now have in the real estate located **1339 Kingsbury Dr, Unit 3, Hanover Park IL 60133.**

having the following P.I.N. identifier: **07-30-300-027-1006,**

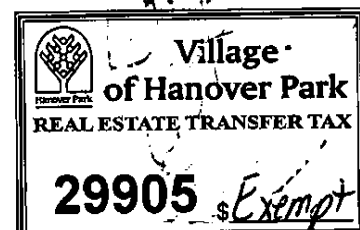
And legally described as:

PARCEL 1: UNIT 3, BUILDING 86 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 4 OF HANOVER HIGHLANDS, UNIT 10 A SUBDIVISION OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 20,672,558, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM FOR THE LARKSPUR 6 CONDOMINIUM MADE BY ILLINOIS COMMUNITIES CORPORATION, AN ILLINOIS CORPORATION, RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 22,628,307, THE "DECLARATION"; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "E" TO THE DECLARATION AS EXHIBIT "E" MAY BE AMENDED BY AN AMENDMENT TO THE DECLARATION (AMENDED DECLARATION) WHICH MAY FROM TIME TO TIME BE RECORDED AS PROVIDED IN THE DECLARATION, WHICH UNDIVIDED PERCENTAGE INTEREST SHALL AUTOMATICALLY CHANGE AS PROVIDED IN AN AMENDED DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS MAY BE ADDED OR ANNEXED BY SUCH AMENDED DECLARATION, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE UPON THE RECORDING OF SUCH AMENDED DECLARATION THE SAME AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION BY ILLINOIS COMMUNITIES CORPORATION RECORDED FEBRUARY 13, 1974 AS DOCUMENT 22,628,307 AND 23,013,666 AND CREATED BY THE MORTGAGE FROM RONALD J. DUTNER AND DONNA M. DUTNER TO UNITED SAVINGS AND LOAN ASSOCIATION; RECORDED OCTOBER 30, 1975 AS DOCUMENT 23,276,159 AND AS CREATED BY THE DEED FROM ILLINOIS COMMUNITIES CORPORATION TO RONALD J. MINER AND DONNA M. DUTNER RECORDED AS DOCUMENT 23,276,158 FOR THE PURPOSE OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:
1339 Kingsbury Dr, Unit 3, Hanover Park IL 60133



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SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX UNDER PROVISIONS OF SECTION 31-45, PARAGRAPH E, OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

Dated: 1.5.23

M. D. Shah
Madhusudan Shah

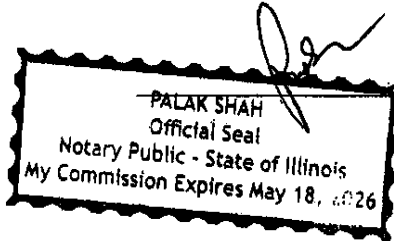
Property of Cook County Clerk's Office

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I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, certify that **Madhusudan Shah**, 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 signing and delivering this instrument as a free and voluntary act for the uses and purposes therein set forth.

Dated 01/05/23.

My commission expires 05/18/26.



_____, Notary Public

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown in 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 or 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.

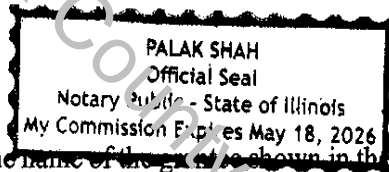
Dated 1.5., 2023

Signature: M. D. Shah
Grantee or Agent **Gita Enterprise Investment LLC 1339 Kingsbury,**

Subscribed and sworn to before me

This 01/05/2023

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown in 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 or 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 1.5., 2023

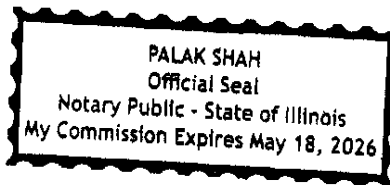
Signature: M. D. Shah
Grantor or Agent: **Madhusudan Shah,**

Subscribed and sworn to before me

Signature: _____

This 01/05/2023

Notary Public



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.