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QUIT CLAIM DEED

Doc# 2304529020 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2023 10:50 AM PG: 1 OF 3

THE GRANTORS, NILESH PATEL and AVANI ASHOK PATEL, husband and wife, of 3465 Harold Circle, Hoffman Estates, County of Cook, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

NILESH J. PATEL or AVANI ASHOK PATEL, Trustees, under the NILESH J. PATEL LIVING TRUST, dated March 8, 2022, and AVANI ASHOK PATEL or NILESH J. PATEL, Trustees, under the AVANI ASHOK PATEL LIVING TRUST, dated March 8, 2022, and any amendments thereto, the beneficial interests of said trusts being held by NILESH J. PATEL and AVANI ASHOK PATEL,

husband and wife, as tenancy by the entirety, of 3465 Harold Circle, Hoffman Estates, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 3465 Harold Circle, Hoffman Estates, Illinois 60192
Permanent Index Number: 02-29-307-029-0000

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

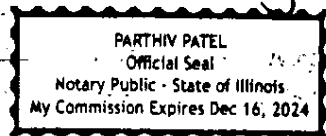
DATED this 18TH day of MAY, 2022.
NILESH PATEL (Seal) AVANI ASHOK PATEL (Seal)

State of ILLINOIS)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NILESH PATEL and AVANI ASHOK PATEL, husband and wife, 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

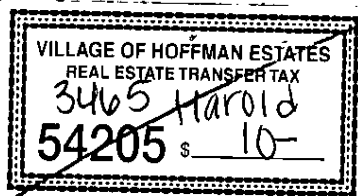
Given under my hand and notarial seal, this 18TH day of MAY, 2022

Notary Public (Signature)



This Instrument Was Prepared By and Mail To:
Sameer Chhabria
Law Offices of Sameer Chhabria
300 Saunders Rd., Suite 100
Riverwoods, IL 60015

Taxpayer and Send All Subsequent Tax Bills To:
NILESH J. PATEL and AVANI ASHOK PATEL
3465 Harold Circle
Hoffman Estates, IL 60192



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LEGAL DESCRIPTION

LOT 77 IN BERGMAN POINTE SUBDIVISION – UNIT 2, BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 2016 AS DOCUMENT NUMBER 1610529079, AND ACCORDING TO THE CERTIFICATE OF CORRECTION THEREOF RECORDED DECEMBER 2, 2016 AS DOCUMENT 1633713047 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-29-307-029-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

02-29-307-029-0000 | 20221101692684 | 1-801-287-504

COUNTY:	10-Feb-2023	0.00
ILLINOIS:		0.00
TOTAL:		0.00

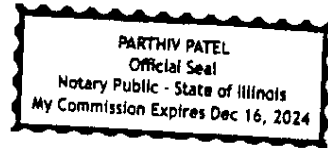
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies that the name of the grantor 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, 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: 5/18/22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this
18th day of May, 20 22.

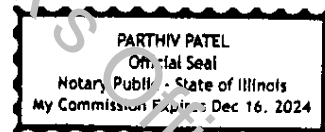


[Signature]
Notary Public

The grantee or his agent affirms and verifies that 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, 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: 5/18/22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this
18TH day of MAY, 20 22.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/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.)