

# UNOFFICIAL COPY

Doc#: 2305949032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2023 09:56 AM Pg: 1 of 6

## QUIT CLAIM DEED

### Mail To:

Northstone Law LLC  
Attn: Animesh K. Ravani, Esq.  
1016 W. Jackson Blvd., Suite 509  
Chicago, IL 60607

Dec ID 20230201660697  
ST/CO Stamp 2-119-253-840  
City Stamp 1-228-488-528

### Name and Address of Taxpayer/Grantee:

PVP & Sons Properties LLC  
2605 W. Devon Avenue  
Chicago, IL 60659

SPACE ABOVE RESERVED FOR RECORDER'S OFFICE

THE GRANTOR, **Nirmala Patel**, an individual, of 6855 N. Kenneth Ave, Lincolnwood, IL 60712, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) AND QUIT CLAIM(S) to **PVP & SONS PROPERTIES LLC**, an Illinois limited liability company, of 2605 W. Devon Avenue, Chicago, IL 60659 all its interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO**

Property Address: **5812 N Lincoln Avenue, Chicago, Illinois 60659**

Permanent Index Numbers: **13-01-319-009-0000**

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

DATED: this 1<sup>st</sup> day of February, 2023.

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In Witness Whereof, **GRANTOR** has hereunto set its hand and seal.

**GRANTOR**

Nirmala Patel  
Nirmala Patel

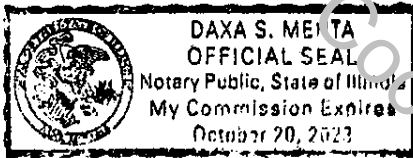
Property of Cook County Clerk's Office

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STATE OF Illinois }  
COUNTY OF Cook } ss.

I, the undersigned, Daxa S mehta, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nirmala Patel, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1<sup>st</sup> day of February, 2023.



SEAL:

Daxa S. Mehta  
Notary Public

My Commission expires on 10-20-2023

Exempt Under Real Estate Transfer Tax Law 35ILCS 200/31-45 sub par. E  
and Cook County Ordinance 3-33-060 par. E

Date 2/1/23

Sign [Signature]

**Name and Address of Preparer:**  
Allison L. Naylor, Esq.  
Northstone Law LLC  
1016 W. Jackson Blvd., Suite 509  
Chicago, IL 60607

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## LEGAL DESCRIPTION

LOT 9 IN BLOCK 44 (EXCEPT THAT PART OF SAID LOT 9 CONVEYED TO CITY OF CHICAGO BY DEED RECORDED DECEMBER 13, 1938 AS DOCUMENT NUMBER 12248540) IN W.F. KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1915 AS DOUMENT NUMBER 5557707, IN COOK COUNTY, ILLINOIS.

Property Address: **5812 N Lincoln Avenue, Chicago, Illinois 60659**

Permanent Index Numbers: **13-01-319-009-0000**

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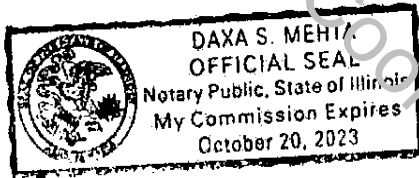
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed is either an individual or an Illinois limited liability company authorized to do business or acquire and hold title to real estate in Illinois.

### GRANTOR

Nirmala Patel  
Nirmala Patel

Subscribed and sworn to before me by the said Nirmala Patel, affiant, this 1<sup>st</sup> day of February 2023.



SEAL:

Daxa S. Mehta  
Notary Public

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Each grantee or his/her agent affirms and verifies the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or limited liability company, or foreign corporation or limited liability company 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 personal and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

## GRANTEE

**PVP & SONS PROPERTIES LLC,**  
an Illinois limited liability company

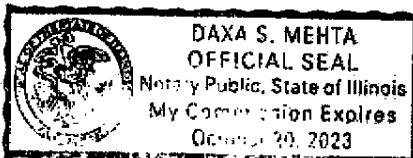
Nirmala Patel

By: Nirmala Patel  
Its: Manager

Pravin Patel

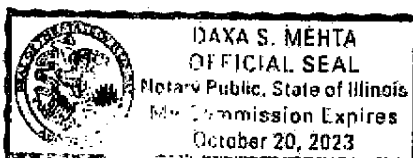
By: Pravin Patel  
Its: Manager

Subscribed and sworn to before me by the said Nirmala Patel, affiant, this 15<sup>th</sup> day of February, 2023.



SEAL:  
Daxa S. Mehta  
Notary Public

Subscribed and sworn to before me by the said Pravin Patel, affiant, this 15<sup>th</sup> day of February, 2023.



SEAL:  
Daxa S. Mehta  
Notary Public