

# UNOFFICIAL COPY

Doc#: 2306746052 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2023 10:10 AM Pg: 1 of 3

Prepared by:



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Dec ID 20230301663921  
ST/CO Stamp 1-929-346-896  
City Stamp 1-392-475-984

----- Above Space for Official Use Only -----

## QUITCLAIM DEED

**THE GRANTORS** Manish Chawla and Sharon Chawla, married to each other, of 3115 Kewanee Lane, of the City of Naperville, County of Will, State of Illinois 60564, for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUITCLAIMS** to the **GRANTEE**: Chawla Realty - 2155 W Belmont LLC, of 3115 Kewanee Lane, of the City of Naperville, County of Will, State of Illinois 60564, the following described real estate:

**LOT 23 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER(S):** 14-30-103-002-0000

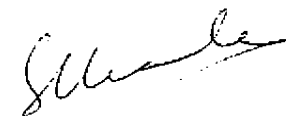
**PROPERTY ADDRESS:** 2155 W. Belmont Avenue, Chicago, IL 60618

**SUBJECT TO:** Only general real estate taxes not yet due and payable at the time of closing; Covenants, conditions and restrictions apparent or of record and Building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

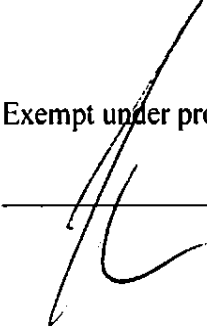
Dated this 3 day of Feb, 2023

  
\_\_\_\_\_  
Manish Chawla (Seal)

  
\_\_\_\_\_  
Sharon Chawla (Seal)

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Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.

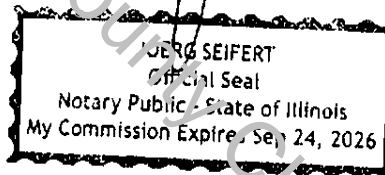
  
\_\_\_\_\_  
Date 2/3/23

STATE OF ILLINOIS       )  
  ) SS,  
COUNTY OF DUPAGE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Manish Chawla and Sharon Chawla 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 in the 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 1 day of Feb, 2023

\_\_\_\_\_  
Notary Public



**MAIL TO:**

Joerg Seifert Law Offices P.C.  
100 S. York Street, Ste. 200  
Elmhurst, IL 60126

**SEND SUBSEQUENT TAX BILLS TO:**

Chawla Realty - 2155 W Belmont LLC  
3115 Kewanee Lane  
Naperville, IL 60564

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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: 3 2 1 3 | 20 23

SIGNATURE: [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:

By the said (Name of Grantor): Marina Chawla and Sharon Chawla

On this date of: 2 | 13 | 20 23

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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: 2 1 3 | 20 23

SIGNATURE: [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:

By the said (Name of Grantee): Chawla Realty - 2155 W Belmont LLC

On this date of: 2 | 13 | 20 23

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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)**)