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QUIT CLAIM D E E D

Doc# 2309722019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2023 10:39 AM PG: 1 OF 4

THE GRANTOR(S), Rinaben D. Patel, a married woman, of the City of Des Plaines, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** to THE GRANTEE(S), Tapan Patel, a married man, of the City of Des Plaines, State of Illinois, the following described Real Estate:

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof

COMMONLY KNOWN AS: 15601 Peggy Lane, Unit 8, Oak Forest, IL 60452



PIN: 28-17-416-009-1032

situated in the County of Cook, State of Illinois. This is not a homestead property as to Grantors' spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 24 day of March, 2023

R. Patel (SEAL)
Rinaben D. Patel

REAL ESTATE TRANSFER TAX		07-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-17-416-009-1032	20230401687503	0-671-253-712

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

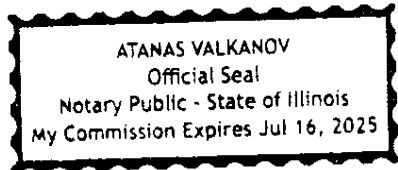
TAPAN PATEL

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 24 day of MARCH, 2023.



NOTARY PUBLIC



This instrument was prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL TO:

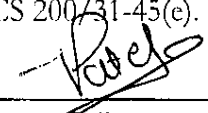
Tapan Patel
1344 Pennsylvania Ave.
Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO:

Tapan Patel
1344 Pennsylvania Ave.
Des Plaines, IL 60018

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

03/24/23
Dated


Buyer, Seller or Representative

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EXHIBIT A LEGAL DESCRIPTION

Unit 8 in Shibusu South Condominium as delineated on a survey attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws recorded March 5, 1993 as Document Number 93168945, as amended from time to time, together with its undivided percentage interest in the common elements, in the West Three-Quarters of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 28-17-416-009-1032

Property Address: 15891 Peggy Ln, Unit 8, Oak Forest, IL 60452

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 03 | 24 | 2023

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:

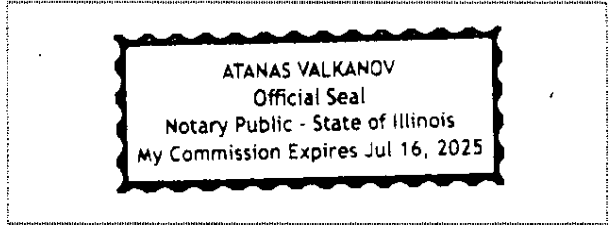
ATANAS VALKANOV

By the said (Name of Grantor): EINA PATEL

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 24 | 2023

NOTARY SIGNATURE: *[Signature]*



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 title to real estate under the laws of the State of Illinois.

DATED: 03 | 24 | 2023

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:

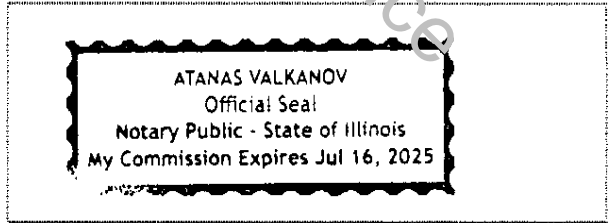
ATANAS VALKANOV

By the said (Name of Grantee): Tapan Patel

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 24 | 2023

NOTARY SIGNATURE: *[Signature]*



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)