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QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2313813308 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 03:04 PM Pg: 1 of 4

Dec ID 20230501619545

City Stamp 0-459-862-736

After Recording Mail To:

Heather G. Walser
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:

Aditya and Charu Mehta
1644 S. Prairie Avenue, Unit 18C
Chicago, Illinois 60616

THE GRANTORS, Aditya Mehta and Charu G. Mehta, husband and wife, of 1644 S. Prairie Avenue, Unit 18C, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Aditya S. Mehta and Charu G. Mehta, as co-trustees of the Aditya S. Mehta Revocable Trust Dated January 25, 2023, and Charu G. Mehta and Aditya S. Mehta, as co-trustees of the Charu G. Mehta Revocable Trust Dated January 25, 2023, the beneficial interest of said trusts being held by Aditya S. Mehta and Charu G. Mehta, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

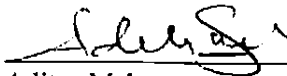
Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 17-22-303-050-0000

Address of Real Estate: 1644 S. Prairie Avenue, Unit 18C, Chicago, Illinois 60616

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided 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.



Aditya Mehta



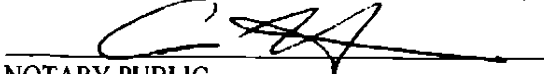
Charu G. Mehta

Dated this 25th day of January, 2023.

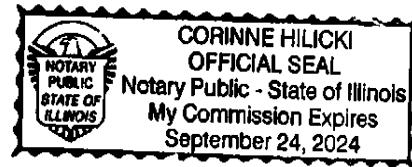
STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aditya Mehta and Charu G. Mehta, 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 official seal, this 25th day of January, 2023.




NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. Dated this 25th day of January, 2023.



Signature of Buyer/Seller or their Representative

Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
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EXHIBIT A - LEGAL DESCRIPTION

TRACT 1:

PARCEL 18

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 2 OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°35'00" EAST ALONG THE EAST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 62.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°35'00" EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 21.75 FEET; THENCE SOUTH 88°25'00" WEST 51.17 FEET; THENCE NORTH 01°35'00" WEST 21.75 FEET; THENCE NORTH 88°25'00" EAST 51.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1113 SQUARE FEET OR 0.0255 ACRES, MORE OR LESS.

TRACT 2:


NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.

TRACT 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.

Permanent Real Estate Index Number: 17-22-303-069-0000

Address of Real Estate: 1644 S. Prairie Avenue, Unit 18C, Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		17-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-303-069-0000 | 20230501619545 | 0-459-862-736

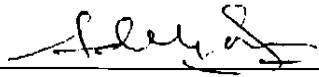
* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE


The Grantor or his/her Agent affirms that, to the best of his/her knowledge, 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, 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.

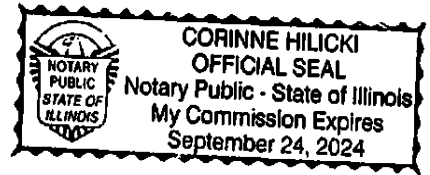
Dated January 25, 2022.



Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of January, 2022.

Notary Public 



The Grantee or his/her 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, 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.

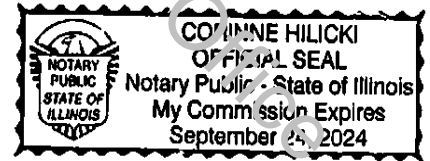
Dated January 25, 2022.



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of January, 2022.

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.

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PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS
COUNTY OF COOK

} SS

Aditya Mehta

being duly sworn on oath, states that

the affiant resides at 1644 S. Prairie Avenue, Unit 18C, Chicago, Illinois 60616 and further states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

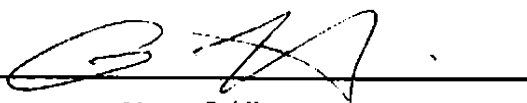
That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 25th day of January 2023



Notary Public



Signature of Affiant

