

Mail to:

UNOFFICIAL COPY

Aliasghar Soniwalla, Fatima Ali Soniwalla

54 N Fortwood Ct, Palatine, IL 60067, USA, 54 N Fortwood Ct, Palatine, IL 60067, USA



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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2023 04:34 PM PG: 1 OF 8

Name & Address of Taxpayer:

Doc# 2313922045 Fee \$97.00

Aliasghar Soniwalla, Fatima Ali Soniwalla

54 N Fortwood Ct, Palatine, IL 60067, USA, 54 N Fortwood Ct, Palatine, IL 60067, USA

Recorder's Stamp

Quitclaim Deed

Shabbir Hussain, married man, of 54 N Fortwood Ct, Palatine, IL 60067, USA, Aliasghar Soniwalla, married man, of 54 N Fortwood Ct, Palatine, IL 60067, USA, and Fatima Ali Soniwalla, married woman, of 54 N Fortwood Ct, Palatine, IL 60067, USA, (collectively the "Grantor"), for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, and release, as well as quitclaim, unto Aliasghar Soniwalla, of 54 N Fortwood Ct, Palatine, IL 60067, USA and Fatima Ali Soniwalla, of 54 N Fortwood Ct, Palatine, IL 60067, USA, a married couple, (collectively the "Grantee"), all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

02-16-411-028-0000.

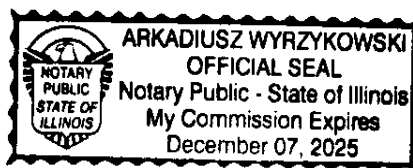
Permanent Index Number(s): 02-16-411-028-0000

Property Address: 54 N Fortwood Ct, Palatine, IL 60067, USA

DATED this 20 day of December, 2022.

Signed in the presence of:

Arkadiusz Wyrzykowski



UNOFFICIAL COPY

Grantor Acknowledgement

STATE OF ILLINOIS

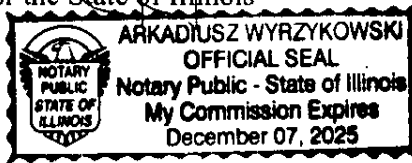
COUNTY OF McHenry

I ARKADIUSZ WYRZYKOWSKI certify that Shabbir Hussain, Aliasghar Soniwalla, and Fatima Ali Soniwalla, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of December, 2022.

Arkadiusz Wyrzykowski
Notary Public for the State of Illinois

(Seal)



My commission expires: 12.07.2025

REAL ESTATE TRANSFER TAX		19-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

02-16-411-028-0000 | 20221201621510 | 1-935-035-088

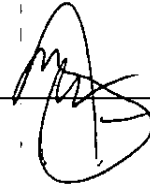
Exempt under Real Estate Transfer Tax Law 25 ILCS 200/31-45
 sub par. 4 and Cook County Ord. 93-0-27 §2. E
 Date 5-19-2023 Sign. [Signature]

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Spousal Acknowledgement

I, Aliasghar Soniwalla of 54 N Fortwood Ct, Palatine, IL, 60067, spouse of Fatima Ali Soniwalla, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____



STATE OF ILLINOIS

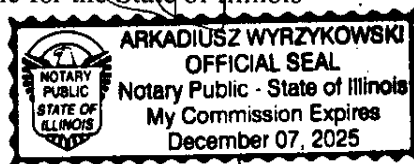
COUNTY OF McHenry

ARKADIUSZ
I WYRZYKOWSKI certify that Aliasghar Soniwalla, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of December, 2022.

Arkadiusz Wyrzykowski
Notary Public for the State of Illinois

(Seal)



My commission expires: 12.07.2025 A.W.

UNOFFICIAL COPY

Spousal Acknowledgement

I, Fatima Ali Soniwalla of 54 N Fortwood Ct, Palatine, IL 60067, USA, spouse of Aliasghar Soniwalla, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Fatima Soniwalla*

STATE OF ILLINOIS

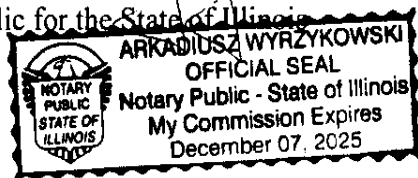
COUNTY OF DeHenry
ARKADIUSZ

I WYRZYKOWSKI certify that Fatima Ali Soniwalla, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of December, 2022.

Arkadiusz Wyrzykowski
Notary Public for the State of Illinois

(Seal)



My commission expires: 12.07.2025

UNOFFICIAL COPY

Spousal Acknowledgement

I, Nafisa Bai of 54 N Fortwood Ct, Palatine, IL 60067, USA, spouse of Shabbir Hussain, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: نقیسہ بائی

STATE OF ILLINOIS

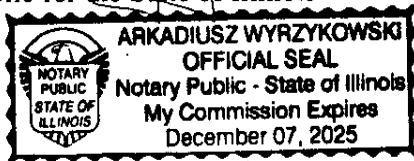
COUNTY OF McHenry

I ARKADIUSZ WYRZYKOWSKI certify that Nafisa Bai, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of December, 2022.

Arkadiusz Wyrzykowski
Notary Public for the State of Illinois

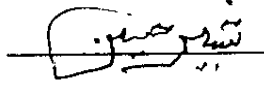
(Seal)



My commission expires: 12.07.2025

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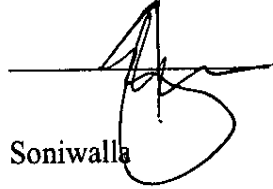
Signature



Shabbir

Name

Hussain



Aliasghar

Soniwalla



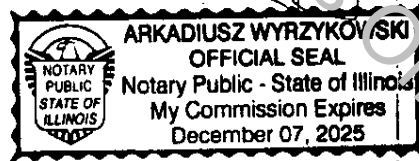
Fatima Ali

Soniwalla

EXEMPT under provisions of Chapter 35 Section 200/31-45 E of the ILCS Property Tax Code.

12. 20. 2022

Arkadiusz Wyrzykowski



UNOFFICIAL COPY

Name & Address of Preparer:

Shabbir Hussain, Aliasghar Soniwalla, Fatima Ali Soniwalla

54 N Fortwood Ct, Palatine, IL 60067, USA, 54 N Fortwood Ct, Palatine, IL 60067, USA, 54 N Fortwood Ct, Palatine, IL 60067, USA

Property Legal Address

PARCEL 3-N: THAT PART OF LOT 1 IN FROG HOLLOW SUBDIVISION, BEING A RESUBDIVISION OF PART OF ARTHUR T.MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF FROG HOLLOW SUBDIVISION RECORDED FEBRUARY 15, 2001 AS DOCUMENT NUMBER 0010125579, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 106.38 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 30 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1, 18.15 FEET TO THE POINT OF BEGINING; THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS EAST, 62.00 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 30 SECONDS WEST, 36.49 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 30 SECONDS WEST, 62.00 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 30 SECONDS EAST, 36.49 FEET; TO THE POINT OF BEGINING IN COOK COUNTY, ILLINOIS. PERMANENT INDEX #S:02-16-411-028-0000 (VOL. 149) PROPERTY ADDRESS: 54 NORTH FORTWOOD COURT, PALATINE, ILLINOIS 60067

Cook County Clerk's Office

UNOFFICIAL COPY

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: 02 | 10 | 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

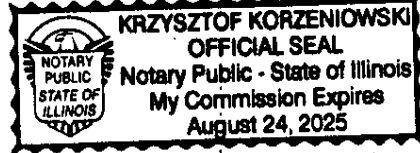
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): ALIASGHAR, SHABBIK, FATIMA SONIWALLA HUSSAIN SONIWALLA AFFIX NOTARY STAMP BELOW

On this date of: 02 | 10 | 20 23

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

DATED: 02 | 10 | 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): ALIASGHAR | FATIMA SONIWALLA SONIWALLA AFFIX NOTARY STAMP BELOW

On this date of: 02 | 10 | 20 23

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