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Doc#. 2320233405 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/21/2023 02:54 PM Pg: 1 of 4

Dec ID 20230701679140 ST/CO Stamp 0-110-088-656 City Stamp 1-567-633-872

Citywide Title Corporation 85 W. Jackson Blvd., Stc. 320 C neago, IL 60607 QUIT CLAIM D'EED ILLINOIS STATUTORY MAIL TAX BILLS TO: THE GRANTOR, KALPESH K. SHAH M. RRIED TO SONIA SHAH, of 2446 W. Berwyn Ave., Apt 2 Chicago, IL 60625 for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby REMISE, RELEASE and QUIT CLAIM unto KAI PESH K. SHAH AND SONIA SHAH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 2446 W. Berwyn Ave., Apt 2 Chicago, IL 60625 the following described Real Estate situated in the County of COOK, State of Illinois, to wit: SEE ATTACHED hereby releasing and waiving all rights under and by virtue of the Humestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premiser forever. Permanent Index No. 13-12-235-061-1002 Property Address: 2446 W. BERWYN AVE., APT 2 CHICAGO, ILLINOI's 60(25) EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH & OF THE REAL ESTATE TRANSFER ACT. Signed By: Buyer, Seller or Agent 2023.

KALPÉSH K. SHAH

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STATE OF ILLINOIS)	
	•	SS
COUNTY OF COOK)	

I, the undersigned, a Notary Public, in and for said County and State of aforesaid, do hereby certify that KALPESH K. SHAH, personally known to me to be the same person(s) whose parce(s) 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/he/their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and Notarial Seal this

_ day of _ _

_ 2023

Notary Public

OFFICIAL SEAL
STEVEN W KRUGER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/12/24

PREPARED BY:

The Law Office of Joseph M. Kosteck BY: JOSEPH M. KOSTECK 20527 S. LaGrange Rd., Frankfort, IL 60423

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her/their agent affirms that, to the best of his/her/their knowledge, 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 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 7-12-23 Signature: Hypland			
Grantor of Agent			
Subscribed and swora to before me by the			
said Grantor/Agent this 12 day of			
JULY , 2083.	OFFICIAL SEAL STEVEN W KRUGER NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 11/12/24		
Notary Public	my commodor Expires 171224		
The Grantee(s) or his/her/their agent affirm, and verifies that the name of the Grantee(s) shown			
on the deed or assignment of beneficial interest in 1 land trust is either a natural person, an			
Illinois corporation or foreign corporation authorized to			
real estate in Illinois, a partnership authorized to do or siness 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 Ulinois.			
Dated 7-12-2023 Signature:	Suic Shah		
Grantee or Againt			
Subscribed and sworn to before me by the			
said Grantee/Agent this \day of			
TUIN 1002	OFFICIAL SEAL STEVEN W KRUGER		
<u> </u>	NOTARY PUBLIC, STATE OF ILLIN DIS		
Notary Public	My Commission Expires 11/12/24		
Tiven y I done			
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.			
(Attached to deed or ABI to be recorded in County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)			

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EXHIBIT A

UNIT NUMBER 2S IN THE 2444-2446 WEST BERWYN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11 AND 12 IN HERBERT M. ROSENTHAL AND ROY M. SCHOENBROD'S BUDLONG WOODS ADDITION, BEING A RESUBDIVISION OF LOTS 8 TO 13 BOTH INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN STRIPS OF LAND ADJOINING SAID LOTS 8 TO 13 IN THE ASSESSOR'S DIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001003678, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

13-12-335-06/-1007
2446 W. Berwyn Ave. Apt. 2
Chicago, 16. 60625