

UNOFFICIAL COPY

Doc#: 2320545287 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/24/2023 03:00 PM Pg: 1 of 5

Dec ID 20230701673178

File No: 23-153292-PTG
Grantor's Loan No. 3871684

Prepared by: Sarah Cordell, Esq., ^{1 of 2} Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Plymouth Title Guaranty Corp.
6323 N. Avondale, Unit B-106
Chicago, IL 60631

GRANTEE AND
Mail Tax Statements To: **Prabhjot Singh Naroo: 2220 N Hawthorne Ave, Melrose Park, IL 60164**

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 12-33-204-012-0000

QUITCLAIM DEED

Prabhjot Singh Naroo, and **Harjit Kaur**, a formerly married couple who are now divorced and not since remarried, ("Grantor"), of **2220 N Hawthorne Ave, Melrose Park, IL 60164**, for and in consideration of \$1.00 (One Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Prabhjot Singh Naroo**, Individually ("Grantee"), whose tax mailing address is **2220 N Hawthorne Ave, Melrose Park, IL 60164**, with quitclaim covenants, the following described real estate:

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LOT 5 IN BLOCK 2 IN LEYDEN GARDENS, A SUBDIVISION OF THE WEST THIRD OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MAY 20, 1939 AS DOCUMENT 12314619, IN COOK COUNTY, ILLINOIS.

UNINCORPORATED COOK

Commonly known as: 2220 N Hawthorne Ave, Melrose Park, IL 60164

Prior deed recorded at Instrument No. 0911855048

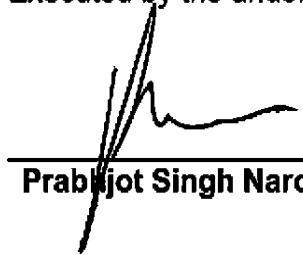
Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

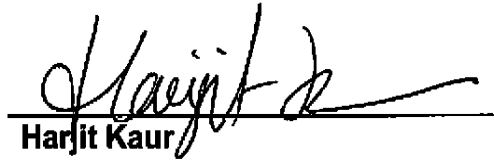
Property of Cook County Clerk's Office

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Executed by the undersigned on 14 June, 2023



Prabhjot Singh Naroo

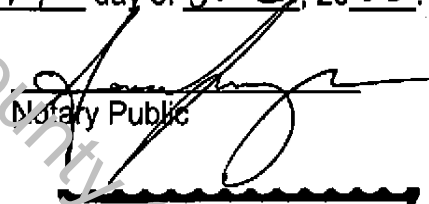


Harjit Kaur

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Prabhjot Singh Naroo** and **Harjit Kaur**, personally known to me, or has produced IL Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 14 day of June, 2023.



Notary Public



PROPERLY FILED IN COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 06/14/2023



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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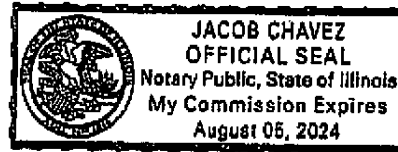
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 JUNE 14, 2023

Signature of Grantor or Agent

Subscribed and sworn to before Me by the said _____ this 14 day of JUNE, 2023.



NOTARY PUBLIC

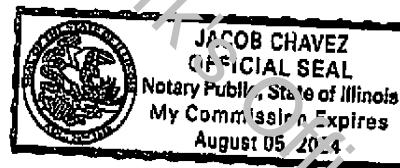
Jacob Chavez

The Grantee or his 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 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

Date JUNE 14, 2023

Signature of Grantee or Agent

Subscribed and sworn to before Me by the said _____ This 14 day of JUNE, 2023.



NOTARY PUBLIC

Jacob Chavez

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)