

UNOFFICIAL COPY

Doc#: 2320955229 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2023 03:41 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2855609

Dec ID 20230701682296

NAME AND ADDRESS OF TAXPAYER:

Gunasekaran Krishnan and Sarala Parthasaradhi
954 Sweetflower Drive
Hoffman Estates, IL 60169

This document prepared by:

Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 07-17-111-012-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of July, 2023 by and between **Gunasekaran Krishnan, a married man joined in execution by his spouse, Sarala Parthasaradhi**, residing at 954 Sweetflower Drive, Hoffman Estates, IL 60169, hereinafter referred to as Grantor(s) and **Gunasekaran Krishnan and Sarala Parthasaradhi, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, residing at 954 Sweetflower Drive, Hoffman Estates, IL 60169, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 954 Sweetflower Drive, Hoffman Estates, IL 60169

Prior Instrument Reference: Instrument Number: 1108131029, Recorded: 03/22/2011

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

07/22/2023
Date


Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

UNOFFICIAL COPY

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 22 day of July, 2023

K. Krish.
Gunasekaran Krishnan

P. Sarala
Sarala Parthasaradhi

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on this 22nd day of July, 2023 by Gunasekaran Krishnan and Sarala Parthasaradhi.

[Signature]
(Signature of Notary Public)

Print Name: OKSANA SKRYNYK

My commission expires: 06 29. 2024



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 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 22, JULY, 2023.

Signature: K. A. S.
Grantor, or Agent

Subscribed and sworn to before me by the said Gunasekaran Krishnan this 22nd day of July, 2023.

[Signature]
Notary Public
My commission expires: 06.29.2024



The Grantee or her/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 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 22, JULY, 2023.

Signature: K. A. S.
Grantee, or Agent

Subscribed and sworn to before me by the said Gunasekaran Krishnan this 22nd day of July, 2023.

[Signature]
Notary Public
My commission expires: 06.29.2024



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.

(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.)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

I, being duly sworn on oath, states that GUNASEKARAN KRISHNAN resides at 954 SWEETFLOWER DR. HOFFMAN ESTATE IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests herein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. 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 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. Amended by P.A. 80-316, eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

K. AS

SUBSCRIBED and SWORN to before me

this 22nd day of July, 2023
[Signature]



UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

AREA 5 SUB-AREA B, IN CASEY FARMS UNIT TWO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED OCTOBER 31, 1990, AS DOCUMENT 90532380.

Being the same property as conveyed from Dorthy J. Buhmann, as Trustee under the terms and provisions of a certain Trust Agreement dated the 12th day of March, 1997, and any amendments thereto, and designated as the Buhmann Family Revocable Living Trust to Gunasekaran Krishnan, a married man as set forth in Deed Instrument #1108131029 dated 03/06/2011, recorded 03/22/2011, COOK County, ILLINOIS.

Parcel ID Number: 07-17-111-012-0000

Property commonly known as: 954 Sweetflower Drive, Hoffman Estates, IL 60169

Property of Cook County Clerk's Office