

# UNOFFICIAL COPY

Doc#. 2322313026 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 09:33 AM Pg: 1 of 4

## QUIT CLAIM D E E D

Dec ID 20230701684242

THE GRANTOR(S), HIRAL PAREKH, a married woman, of the City of Schaumburg, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to THE GRANTEE(S), PLATINUM HOME INVESTMENTS LLC, an Illinois Limited Liability Company, the following described Real Estate:

LEGAL DESCRIPTION See Exhibit A attached hereto and made a part hereof

COMMONLY KNOWN AS: 2425 Randall Ln., Unit 1B, Arlington Heights, IL 60004

PIN: 02-01-200-083-1278

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 17<sup>th</sup> day of JULY, 2023

H. R. Parekh (SEAL)  
HIRAL PAREKH

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Hiral R. Patel  
personally known to me to be the same person(s) whose name(s) is/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/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 17<sup>th</sup> day of July, 2023.

Samir Patel  
NOTARY PUBLIC



This instrument was prepared by\*: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

\*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

PLATINUM HOME INVESTMENTS LLC  
875 Spring Valley Ct.  
Schaumburg, IL 60193

PLATINUM HOME INVESTMENTS LLC  
875 Spring Valley Ct.  
Schaumburg, IL 60193

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

07-17-2023  
Dated

H. R. Patel  
Buyer, Seller or Representative

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## EXHIBIT A LEGAL DESCRIPTION

Unit 2425-1B together with its undivided percentage interest in the common elements in Arlington Grove Condominium, as delineated and defined in the Declaration recorded as document number 25364419, as amended from time to time, in the North 1/2 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois,

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 07/17, 2023

SIGNATURE: H. R. Parekh  
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:

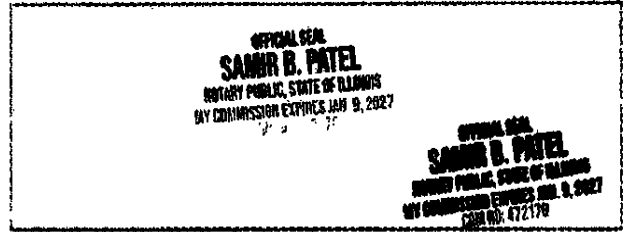
SAMIR B. PATEL

By the said (Name of Grantor): Hiraj R. Parekh

AFFIX NOTARY STAMP BELOW

On this date of: 07/17, 2023

NOTARY SIGNATURE: Samir Patel



### 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 title to real estate under the laws of the State of Illinois.

DATED: 07/17, 2023

SIGNATURE: H. R. Parekh  
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:

SAMIR B. PATEL

By the said (Name of Grantee): Hiraj R. Parekh

AFFIX NOTARY STAMP BELOW

On this date of: 07/17, 2023

NOTARY SIGNATURE: Samir Patel



### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)