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Doc# 2329115023 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/18/2023 03:22 PM PG: 1 OF 3

QUITCLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

Colby M. Green
838 Park Avenue
River Forest, Illinois 60305

NAME & ADDRESS OF TAXPAYER:

Prerak Shah Living Trust and
Binisa Shah Living Trust
Prerak Shah and Binisa Shah, Trustees
1335 South Prairie Avenue, Unit 510
Chicago, Illinois 60605

THE GRANTOR(S) **PRERAK RAJESHKUMAR SHAH and BINISA B. SHAH, husband and wife**, of Oak Park, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUITCLAIM(S) to **Prerak Shah, not individually but as trustee of the PRERAK SHAH LIVING TRUST dated September 21, 2023, and Binisa Shah, not individually but as trustee of the BINISA SHAH LIVING TRUST dated September 21, 2023, as tenants by the entirety**, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: UNIT 510 AND PARKING SPACES GU-141, GU-142 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4, AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-20, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314219137

Permanent Index Number(s): 17-22-110-114-1020; 17-22-110-114-1306; 17-22-110-114-1307

Property Address: 1335 South Prairie Avenue, Unit 510, Chicago, Illinois 60605

Dated this 21st day of September, 2023.

PRERAK RAJESHKUMAR SHAH, Grantor

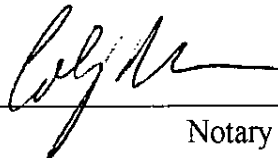
BINISA B. SHAH, Grantor

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STATE OF ILLINOIS)
) SS.
County of COOK)

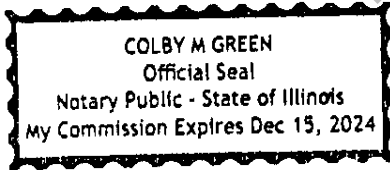
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **PRERAK RAJESHKUMAR SHAH and BINISA B. SHAH**, (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my notarial seal this 21st day of September, 2023.



Notary Public

My commission expires on Dec 15, 2024.



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



The grantees, **Prerak Shah**, not individually but as trustee of the **PRERAK SHAH LIVING TRUST** dated September 21, 2023, and **Binisa Shah**, not individually but as trustee of the **BINISA SHAH LIVING TRUST** dated September 21, 2023, as tenants by the entirety, hereby acknowledge and accept this conveyance into the said trust.



PRERAK SHAH, trustee





BINISA SHAH, trustee

NAME AND ADDRESS OF PREPARER:
Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-114-1020 | 20231001652732 | 0-241-703-888

* Total does not include any applicable penalty or interest due.

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-22-110-114-1020 | 20231001652732 | 1-712-233-424



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First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

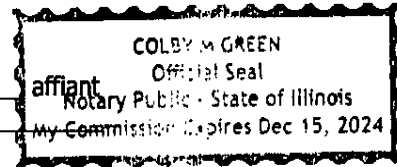
STATEMENT BY GRANTOR AND GRANTEE

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 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 9/21/2023

Signature 
Grantor or Agent

Subscribed and sworn to before me by the said Prerak Shah
this 21st day of September, 2023



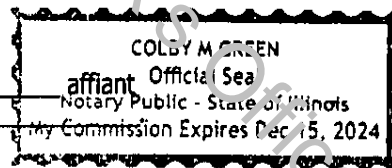
Notary Public 

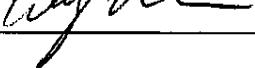
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 9/21/2023

Signature 
Grantor or Agent

Subscribed and sworn to before me by the said Prerak Shah, Trustee
this 21st day of September, 2023



Notary Public 

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)