



2332110005D

Mail to:

JANKI JIGAR PATEL,
48 N. Englewood Ct.,
Palatine, IL. 60067.

Doc# 2332110005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 09:48 AM PG: 1 OF 4

Property of Cook County Clerk's Office

Recorder's Stamp

QUIT CLAIM DEED

JANKI JIGAR PATEL a married woman of 48 N. Englewood Ct., Palatine, IL. 60067, (the "Grantor") for and in consideration of \$10.00 Dollars and other good and valuable considerations in hand paid, does hereby remise, release and quit claim unto JANKI JIGAR PATEL a married woman of 48 N. Englewood Ct., Palatine, IL. 60067 and JITENDRA L. PATEL a single man of 48 N. Englewood Ct., Palatine, IL. 60067 (collectively the "Grantees") all rights, title, interest and claim which the Grantors has in and to the following described parcel of land and improvements and appurtenances thereto in the COOK COUNTY, State of ILLINOIS, to wit:

Legal Description: **THAT PART OF LOT I IN FROG HOLLOW SUBDIVISION, BEING A RESUBDIVISION OF PART OF ARTHUR McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF FROG HOLLOW SUBDIVISION RECORDED FEBRUARY 15, 2001, AS DOCUMENT NUMBER 0010125579 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMENCING**

REAL ESTATE TRANSFER TAX

17-Nov-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

UNOFFICIAL COPY

AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 311.38 FEET THENCE SOUTH 01 DEGREES 52 MINUTES 30 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 1, 107.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DREGREES 07MINUTES 30 SECONDS EAST 62.00 FEET' THENCE NORTH 88 DREGREES 52 MINUTES 30 SECONDS EAST 62.00 FEET; THENCE NORTH 012 DEGREES 52 MINUTES 30 SECONDS EAST, 36.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2024 and subsequent years.

Permanent Index Number (s). 02-16-411-038-0000.

Property Address: 48 N. Englewood Ct., Palatine, IL. 60067.

GRANTOR signed, sealed and delivered this quit claim deed to GRANTEES on NOVEMBER/08/2023.

Grantor (or authorized agent)

x/ Janki Patel

JANKI JIGAR PATEL

Instrument Prepared by:

MARIACARMEN SERRANO,

9919 S. EWING AVE.,

CHICAGO , IL .60617

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. 4 and Cook County Ord. 93-0-27 par. E

Date 11/17/2023 Sign. Maria Cerrano

UNOFFICIAL COPY

GRANTOR ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

I MARIACARMEN SERRANO certify that, JANKI JIGAR PATEL personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this Nov/08/2023.

Maria C. Serrano

Notary Public for the State of: ILLINOIS



(Seal)

My commission expires: Nov/27/2026

Name & Address of Preparer:

MARIACARMEN SERRANO

9919 S. EWING AVE.,

CHICAGO, IL. 60617.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: NOV 18TH 2023

SIGNATURE: Janki Patel
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

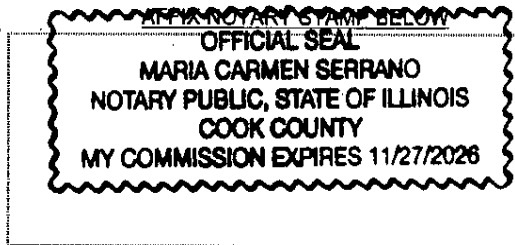
Subscribed and sworn to before me, Name of Notary Public:

MARIA CARMEN SERRANO

By the said (Name of Grantor): JANKI JIGAR PATEL

On this date of: NOV 18TH 2023

NOTARY SIGNATURE: Maria Carmen Serrano



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 and hold title to real estate under the laws of the State of Illinois.

DATED: NOV 18TH 2023

SIGNATURE: Jitendra Patel
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

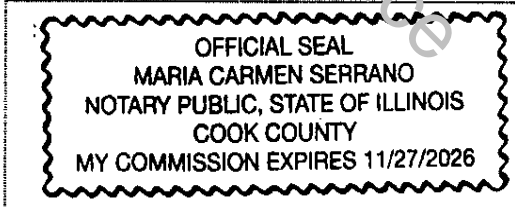
Subscribed and sworn to before me, Name of Notary Public:

MARIA CARMEN SERRANO

By the said (Name of Grantee): JITENDRA L. PATEL

On this date of: NOV 18TH 2023

NOTARY SIGNATURE: Maria Carmen Serrano



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