

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
Statutory (ILLINOIS)  
Individual to Individual

Doc#: 2334933067 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2023 09:53 AM Pg: 1 of 3

Dec ID 20231201694099  
ST/CO Stamp 1-479-909-424  
City Stamp 0-222-601-264

THE GRANTOR, Ritesh Shah, a single man and Tejal Shah, a single woman, 1529 Old Forge Road, Bartlett, County of DuPage, the State of Illinois for and in consideration of \$10.00 DOLLARS in hand paid, convey and quit claim to Tejal Shah, 1529 Old Forge Road, Bartlett, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 17-22-301-065-1204  
Address of Real Estate: 1620 S. Michigan Avenue, Unit 1023, Chicago, IL 60616

Dated this 8<sup>th</sup> day of December, 2023.

Ritesh Shah  
Ritesh Shah

Tejal Shah  
Tejal Shah

State of Illinois, County of DuPage ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ritesh Shah, a single man and Tejal Shah, a single woman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 hand and official seal, this 8<sup>th</sup> day of December, 2023.

Notary Public

Commission expires \_\_\_\_\_



This instrument was prepared by: Chris J. Aiello, P.C., 322 S. Ardmore Avenue, Villa Park, IL 60181

Mail To & Send Subsequent Bill To: Tejal Shah  
1529 Old Forge Road, Bartlett, IL 60103

Exempt under Provision of Paragraph (e), Section 31-45 Property Tax Code 12/15/23


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## LEGAL DESCRIPTION

UNIT 1023, IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 1: THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 3: ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 30.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 4: THE NORTH 28.15 FEET OF THE SOUTH 50.85 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 5: LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 6: THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS. PARCEL 7: THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, AFORESAID, ALL IN COOK COUNTY, ILLINOIS. PARCEL 8: THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S.N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0821639044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1620 S. Michigan Avenue, #1023, Chicago, IL 60616

PIN: 17-22-301-065-1204

REAL ESTATE TRANSFER TAX		13-DEC-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-22-301-065-1204   20231201694099   0-222-601-264		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		13-DEC-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-301-065-1204   20231201694099   1-479-909-424		

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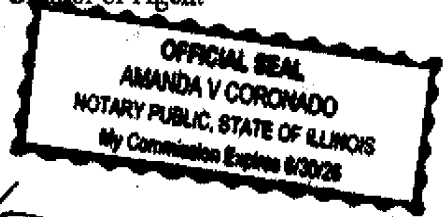
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 12/13, 2023 Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 13 day of Dec  
2023



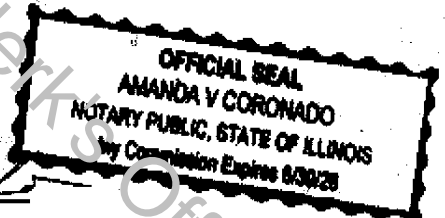
NOTARY PUBLIC Amanda V. Coronado

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 12/13, 2023 Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 13 day of Dec  
2023



NOTARY PUBLIC Amanda V. Coronado

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.)