

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS, AMIT SHETH and CHINAR SHETH, husband and wife, of 2123 N. Kenmore, #1, Chicago, County of Cook, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

AMIT SHETH or CHINAR SHETH, Trustees, or their successors in trust, under the AMIT SHETH LIVING TRUST, dated February 26, 2024, and CHINAR SHETH or AMIT SHETH, Trustees, or their successors in trust, under the CHINAR SHETH LIVING TRUST, dated February 26, 2024, and any amendments thereto, the beneficial interests of said trusts being held by AMIT SHETH and CHINAR SHETH, husband and wife, as tenancy by the entirety, of 2123 N. Kenmore, #1, Chicago, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2123 N. Kenmore, #1, Chicago, Illinois 60614
Permanent Index Number: 14-32-216-051-1001

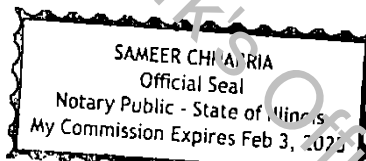
with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 26 day of February, 2024.

AMIT SHETH (Seal)

CHINAR SHETH (Seal)

State of IL)
County of Cook) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AMIT SHETH and CHINAR SHETH, husband and wife, 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 notarial seal, this 26th day of February, 2024.

Notary Public

This Instrument Was Prepared By and Mail To:
Sameer Chhabria
Law Offices of Sameer Chhabria
300 Saunders Rd., Suite 100
Riverwoods, IL 60015

Taxpayer and Send All Subsequent Tax Bills To:
AMIT SHETH & CHINAR SHETH
2123 N. Kenmore, #1
Chicago, IL 60614



Doc# 2406508011 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/5/2024 11:12 AM
PAGE: 1 OF 3

(Above Space For Recorder's Use Only)

Exempt under Paragraph E, ILCS 200, Section 31-45 (Real Estate Transfer Tax Law)

Date: 2-26-24 Name: [Signature]

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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: 1 14 2024

SIGNATURE: Nathaly Murillo
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:

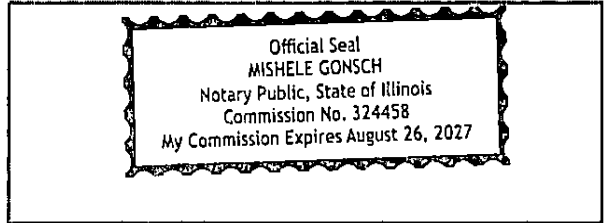
MISHELE GONTSCH

By the said (Name of Grantor): Nathaly Murillo

On this date of: 1 14 2024

NOTARY SIGNATURE: Michele Gonsch

AFFIX NOTARY STAMP BELOW



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: 1 14 2024

SIGNATURE: Nathaly Murillo
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:

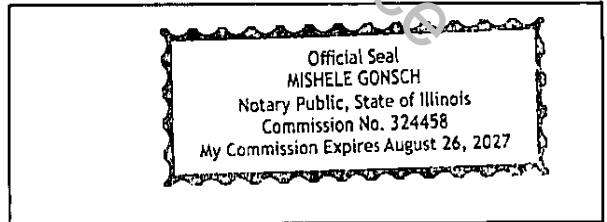
MISHELE GONTSCH

By the said (Name of Grantee): Nathaly Murillo

On this date of: 1 14 2024

NOTARY SIGNATURE: Michele Gonsch

AFFIX NOTARY STAMP BELOW



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)**

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DATED: 1 14 2024

SIGNATURE: *Natally Murillo*
GRANTOR or AGENT

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

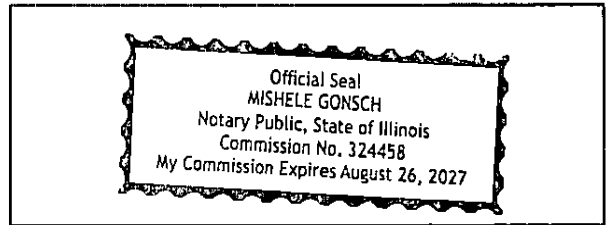
By the said (Name of Grantor): Natally Murillo

On this date of: 1 14 2024

NOTARY SIGNATURE: *Mishele Gonsch*

Mishele Gonsch

AFFIX NOTARY STAMP BELOW



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DATED: 1 14 2024

SIGNATURE: *Natally Murillo*
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:

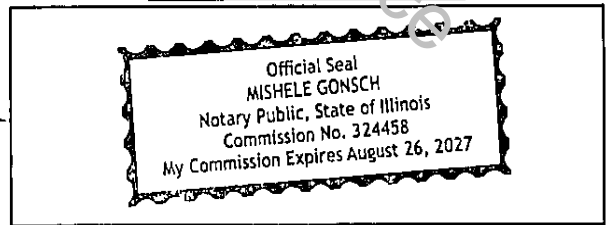
By the said (Name of Grantee): Natally Murillo

On this date of: 1 14 2024

NOTARY SIGNATURE: *Mishele Gonsch*

Mishele Gonsch

AFFIX NOTARY STAMP BELOW



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