

UNOFFICIAL COPY



2408711023

Quit Claim Deed

MAIL RECORDED DEED TO:

Vipul Soni c/o
Van Real Estate Group LLC
18127 Buckingham Dr.
Orland Park, Illinois 60467

MAIL TAX BILL TO:

Vipul Soni c/o
Van Real Estate Group LLC
18127 Buckingham Dr.
Orland Park, Illinois 60467

Doc# 2408711023 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/27/2024 2:29 PM

PAGE: 1 OF 3

THE GRANTOR(S), **Nikunj M. Soni**, for TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to **Van Real Estate Group, LLC OP9032**, an Illinois Limited Liability Company with its principal office located at 18127 Buckingham Dr., Orland Park, Illinois 60467, to hold all interest in the following described real estate, situated in **Cook County**, State of Illinois, to wit:

PARCEL 1: UNIT 3 NORTH AND GARAGE UNIT P-3 NORTH IN LAKEVIEW CONDOMINIUM, IN ACCORDANCE WITH A DECLARATION OF CONDOMINIUM FOR LAKEVIEW CONDOMINIUM MADE ON JUNE 30, 1986 BY THE BANK OF HICKORY HILLS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 6, 1985 AND KNOWN AS TRUST NO. 2843 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS, ON JULY 1, 1986 AS DOCUMENT NO. 86270094 AS DESCRIBED AND DELINEATED ON A PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT A FOR LOT 63 IN CHERRY CREEK SOUTH SUBDIVISION PHASE III BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF ALL UNITS AS CREATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO AS EXHIBIT A

Permanent Index Number: 27-26-204-016-1006 and 27-26-204-016-1011
Known As: 16818 82nd Ave., Unit 3N, Tinley Park, Illinois 60477

Subject, however to general real estate taxes not due and payable; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 21 day of February, 2024.


Nikunj M. Soni

REAL ESTATE TRANSFER TAX

27-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-26-204-016-1006

| 20240301664318 | 0-896-439-856

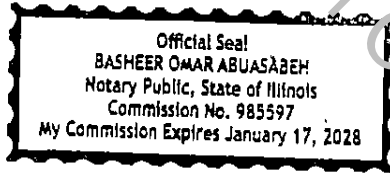
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Nikunj M. Soni**, 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 set forth therein.

Given under my hand and notarial seal, this 21 day of February, 2024.

Basheer Omar Abuasabeh
 Notary Public



PREPARED BY:

Adam Anthony Loops, Esq.
 1702 W. Huron St.
 Suite 3R
 Chicago, Illinois 60622
 312-217-8338
aloops@gmail.com

Property of Cook County Clerk's Office

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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: 7 | 27 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

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

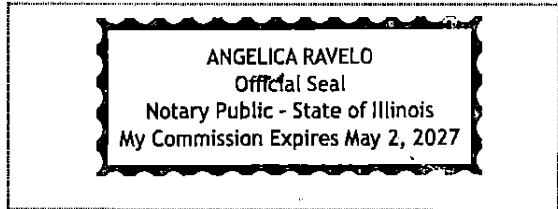
Subscribed and sworn to before me, Name of Notary Public:

Angelica Ravelo

By the said (Name of Grantor): Adam Anthony Loops

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 27 | 2024



NOTARY SIGNATURE: [Signature]

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: 3 | 27 | 2024

SIGNATURE: [Signature]
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:

Angelica Ravelo

By the said (Name of Grantee): Adam Anthony Loops

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 27 | 2024



NOTARY SIGNATURE: [Signature]

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)