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**QUIT CLAIM DEED
Statutory (ILLINOIS)**

Doc#: 2410014187 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 10:47 AM Pg: 1 of 4

Dec ID 20240401672361
ST/Co Stamp 1-113-312-816 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-383-282-736 City Tax \$0.00

THE GRANTOR(S)

MRUDULA BHARATKUMAR RAVAL, ANKUR BHARAT RAVAL, and PRASAD BHARAT RAVAL HEIRS OF BHAVANISHANKAR KRISHANARAM RAVAL, DECEASED of 1714 W. Touhy Ave, #B1W, Chicago, IL 60626 for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to

MRUDULA BHARATKUMAR RAVAL, widow of 1714 W. Touhy Ave, #B1W, Chicago, IL 60626

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: Covenants, conditions, easements and restrictions of record and general taxes for 2023 and subsequent years.

P.I.N.(s): 11-30-423-035-1010

Address(es) of Real Estate: 1714 W. Touhy Ave, #B1W, Chicago, IL 60626

Dated this 28 day of March, 2024

Official Seal
Charles Cannon
Notary Public State of Illinois
My Commission Expires 5/11/2027

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M. B. Raval

MRUDULA BHARATKUMAR RAVAL

Ankur

ANKUR BHARAT RAVAL

c 1/26

PRASAD BHARAT RAVAL

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 **MRUDULA BHARATKUMAR RAVAL, ANKUR BHARAT RAVAL, and PRASAD BHARAT RAVAL** personally known to me to be the same person(s) whose name(s) 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 28 day of March, 2024.

Commission expires 05/11/2027



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

Dated: 3-28, 2024

Signed: *[Signature]*

This instrument was prepared by:

Wesley C. Zaba
Zaba Law Group, PC
5117 Main Street, Suite C
Downers Grove, IL 60515

MAIL TO:

Wesley Zaba
Zaba Law Group, PC
5117 Main Street, Suite C
Downers Grove, IL 60515

SEND SUBSEQUENT TAX BILLS TO:

Mrudula Bharatkumar Raval
1714 W. Touhy Ave
#B1W
Chicago, IL 60626

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LEGAL DESCRIPTION

UNIT NUMBER "B-1-W", IN THE TOUHY TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 6 IN DOLAND'S SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$, SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25023490 AND ALSO FILED AS DOCUMENT LR 3100228, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID AS DOCUMENT NO. 25023490 AND LR3100228, IN COOK COUNTY, ILLINOIS

P.I.N.: 20-33-121-047-0000

PROPERTY ADDRESS: 1714 W. TOUHY AVE, #B1W, CHICAGO, IL 60626

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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: 3 28 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: _____

By the said (Name of Grantor): _____

On this date of: 3 28 2024

NOTARY SIGNATURE: [Signature]

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: 3 28 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

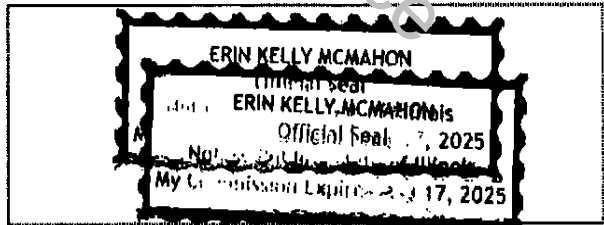
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 3 28 2024

NOTARY SIGNATURE: [Signature]

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)**