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Doc#: 2411314325 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 11:19 AM Pg: 1 of 4
Dec ID 20240401682458

State of Illinois County of Cook QUITCLAIM DEED

THIS INDENTURE WITNESSETH,

Trupti Patel, a married woman,
("Grantors") **CONVEYS and**
QUITCLAIMS to **Tiya N. Patel, a**
single woman ("Grantees"), for the
sum of Ten Dollars (\$10.00) and other
valuable consideration, the receipt and
sufficiency of which is hereby
acknowledged, all right, title, and interest to the following described real estate in Cook County,
Illinois, to-wit:

Unit 9725 – 201 North Shibui Condominium as Delineated on a Survey of Following Described
Real Estate: The North 535.48 feet of Lot 2 in Bartolomeo and Milord Subdivision of the South
36 ½ acres of the East ½ of the Northeast ¼ of Section 10, Township 37 North, Range 13 East of
the Third Principal Meridian, except the South 8 ¼ acres of the Northwest ¼ of the Southeast ¼
of the Northeast ¼ of Section 10, Township 37 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois: Which Survey is attached as Exhibit 'D' to the Declaration
of Condominium recorded as document number 24492625 together with its undivided percentage
interest in the common elements in Cook County, Illinois.

Address: 9725 Karlov Ave., #201, Oak Lawn, IL 60453

PIN #: 24-10-226-065-1069

*This is not a homestead property

Subject to general real estate taxes, covenants, easements, and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his/her/their hand(s) and seal(s) this 19th
day of April, 2024

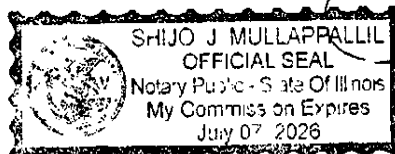
Trupti Patel (Seal)
Trupti Patel

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
Trupti Patel appeared 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 he/she/they signed, sealed and delivered the said
instrument as his/hers/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 19th day of April, 2024

Commission expires: July 6, 2026



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THIS INSTRUMENT PREPARED BY:

**Mullappallil Law Group
Shijo Mullappallil
4323 W. Irving Park Road, Unit 1B
Chicago, IL 60641**

Mail Recorded Deed to:

Tiya N. Patel
9725 Karlov Ave., #201
Oak Lawn, IL 60453

Mail Future Tax Bills to:

Tiya N. Patel
9725 Karlov Ave., #201
Oak Lawn, IL 60453

(Cook County/Illinois Revenue Stamp)

(Municipal Transfer Stamp (if required))

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code

4/19/24
Date

Tiya N. Patel
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

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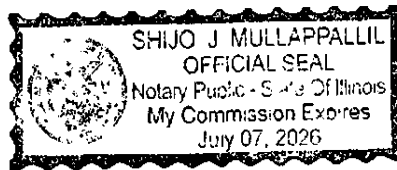


STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 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 4/19/24 Signature: Trypti Patel
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 4/19/24

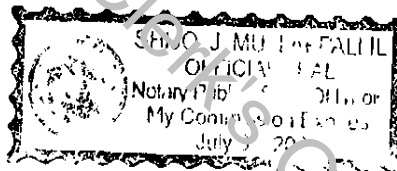


Notary Public [Signature]

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 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 4/19/24 Signature: Trypti Patel
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 4/19/24



Notary Public [Signature]

Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636 4400 | Facsimile (708) 636 8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9725 S KARLOV AVE #201

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 19TH day of APRIL, 2024

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this
19TH Day of APRIL, 2024

