

# UNOFFICIAL COPY

Doc#: 2412314116 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/2/2024 9:40 AM Pg: 1 of 5

Dec ID 20240401691247  
City Stamp 1-848-027-440 City Tax \$0.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

PALMIERI, TYLER, WIENER,  
WILHELM & WALDRON LLP (CCB)  
1900 Main Street, Suite 700  
Irvine, California 92614

SPACE ABOVE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

ANISH SHAH  
KINNERI SHAH  
5432 Calle Blanca Trails  
San Diego, CA 92130

PIN: 17-17-215-024-1167 and  
17-17-215-024-1335

**EXEMPT UNDER REAL ESTATE TRANSFER  
TAX LAW 35 ILCS 200/31-45(E)**

## QUITCLAIM DEED

**FOR NO VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, KINNERI SHAH, a married woman, ("Grantor"), whose address is 5432 Calle Blanca Trails, San Diego, California 92130, do hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to ANISH SHAH and KINNERI SHAH, Trustee of The Shah Family Trust, established April 26, 2024, by ANISH SHAH and KINNERI SHAH, Trustors ("Grantees"), whose address is 5432 Calle Blanca Trails, San Diego, California 92130, the real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

AKA: 125 S. Green Street, Unit 804B and P-122, Chicago, IL 60607

Dated: April 26, 2024

  
KINNERI SHAH

**Notary Acknowledgement Attached**

**MAIL TAX STATEMENTS AS INDICATED ABOVE**

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

On April 26<sup>th</sup>, 2024, before me, NIDHI GUPTA, Notary Public, personally appeared KINNERI SHAH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Nidhi Gupta

(Seal)

REAL ESTATE TRANSFER TAX 01-May-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-215-024-1167 | 20240401691247 | 1-848-027-440

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 804B AND PARKING SPACE P-122 IN THE EMERALD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 10 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, 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 NUMBER 0812116028, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PTN: 17-17-215-024-1167 and 17-17-215-024-1335

COMMONLY KNOWN AS: 123-125 S. GREEN ST. UNIT 804B AND P-122,  
CHICAGO, ILLINOIS 60607


Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR/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: April 26, 2024

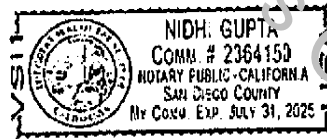
  
\_\_\_\_\_  
Kinneri Shah

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> day of April, 2024, by Kinneri Shah, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 



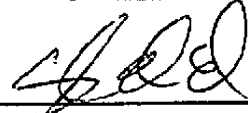
(Seal)

# UNOFFICIAL COPY

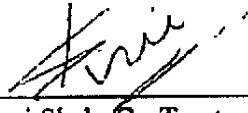
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 26, 2024

THE SHAH FAMILY TRUST,  
established April 26, 2024



\_\_\_\_\_  
Anish Shah, Co-Trustee



\_\_\_\_\_  
Kinneri Shah, Co-Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> day of April, 2024,  
by ~~Leslie~~ Anish Shah and Kinneri Shah, proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.

Signature N. Gupta



(Seal)

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