

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2412724321 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/6/2024 11:52 AM Pg: 1 of 3  
Dec ID 20240501695786

### Prepared By:

Attorney Nirav S. Patel  
Law Office of Nirav S. Patel, PC  
121 Fairfield Way, Ste 100  
Bloomington, IL 60108

### Return To:

Chandu Patel  
971 High Point Ln  
Streamwood IL 60107

### Taxes To/Grantee's Address:

Chandu Patel  
971 High Point Ln  
Streamwood IL 60107

\*The Above Space for Recorder's Use Only\*

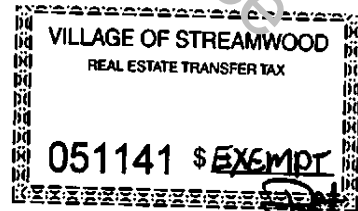
THIS INDENTURE made this 23<sup>rd</sup> day of April, 2024, between Grantor(s) Chandu Patel and Manjulaben C Patel, husband and wife, of 971 High Point Ln Streamwood IL 60107 and Grantee(s): Ramkumar C Patel and Zarna R Patel, husband and wife, of 971 High Point Ln Streamwood IL 60107, as Joint Tenants.

WITNESSETH that the Grantor(s), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and quit claim to the Grantee(s), the following described real estate to-wit:

### LEGAL DESCRIPTION

LOT 1 IN THE SUNCREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2000 AS DOCUMENT NO. 00449580 IN VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.

Property Address: 971 High Point Dr Streamwood IL 60107  
Parcel Number: 06-27-103-011



Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the party of the second part forever.

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IN WITNESS WHEREOF, the Grantor(s) has hereunto set its hand and seal the day and year first written above.

Chandu Patel 4/23/24  
Chandu Patel Date:

Manjulaben C Patel 4/23/24  
Manjulaben C Patel Date:

This instrument is exempt from taxation under 35 ILCS 200/31-45 paragraph (e) Section 4, Real Estate Transfer Act.

Date: 4/23/24

Chandu Patel 4/23/24  
Chandu Patel

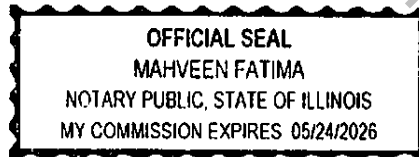
Manjulaben C Patel 4/23/24  
Manjulaben C Patel

STATE OF IL )  
County of DuPage )SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that, Chandu Patel and Manjulaben C Patel, personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he/they signed, sealed, and delivered the said instrument of her /his/their free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 23<sup>rd</sup> day of April, 2024.

[Signature] (Notary Public)



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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: 4 | 23 | 2024

SIGNATURE: *Manjulaben Patel*  
GRANTOR or AGENT

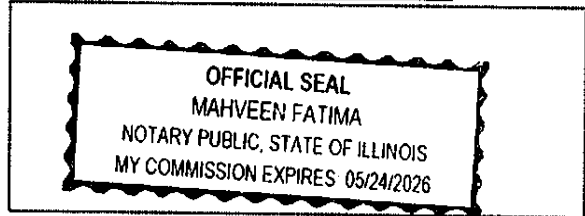
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Chindu Patel & Manjulaben Patel **AFFIX NOTARY STAMP BELOW**

On this date of: 4 | 23 | 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: 4 | 23 | 2024

SIGNATURE: *Manjulaben Patel*  
GRANTEE or AGENT

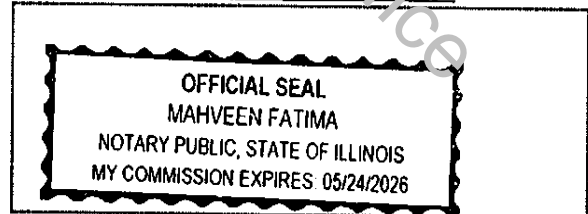
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Ramkumar C. Patel & Zarna R. Patel **AFFIX NOTARY STAMP BELOW**

On this date of: 4 | 23 | 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)**)