

UNOFFICIAL COPY

State of Illinois
County of Cook

Doc#: 2415814504 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 11:59 AM Pg: 1 of 3

QUIT CLAIM DEED INTO TRUST

Dec ID 20240601622144
ST/Co Stamp 0-862-620-976 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-127-419-184 City Tax \$0.00

THE GRANTOR, SHAROOKH K. SIDHWA, a single man, of the County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to SHAROOKH K. SIDHWA, as Trustee under the SHAROOKH K. SIDHWA Trust Dated April 18, 2024, all interest in the following described real estate situated in the County of Cook, State of Illinois:

PARCEL 1:

UNIT NUMBERS 718-S CONDOMINIUMS AND P-108 IN THE CITYVIEW CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF CITYVIEW CONDOMINIUMS OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;
WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

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

Permanent Parcel Number: 17-10-219-034-1121 and 17-10-219-034-1333

Address(es) of Real Estate: 440 N. McClurg Ct., Unit 718 and P-108, Chicago, IL 60611

Address of Grantee: 128 Schreiber Avenue, Roselle, IL 60172

Dated this 18 day of April, 2024.

Please Print
Or Type



SHAROOKH K. SIDHWA

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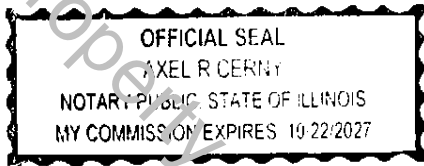
STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHAROOKH K. SIDHWA personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18 day of April, 2024.



[Signature]
Notary Public

This instrument prepared by: ANTONIOLLI, CERNY & WINTHERS, P.C.
1N141 County Farm Rd., Suite 230
Winfield, IL 60190

Mail recorded instrument to:

ANTONIOLLI, CERNY & WINTHERS, P.C.
1N141 County Farm Rd., Suite 230
Winfield, IL 60190

Mail future tax bills to:

SHAROOKH K. SIDHWA, Trustee
128 Schreiber Avenue
Roselle, IL 60172

Exempt under Paragraph E of Section 31-45

of the Property Tax Code. [Signature], Attorney 4-18-24

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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: 5 | 24 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

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

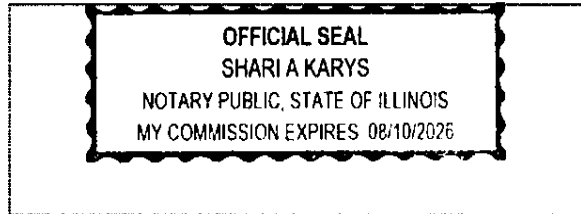
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Sharookh K. Sidhwa

On this date of: 5 | 24 | 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: 5 | 24 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

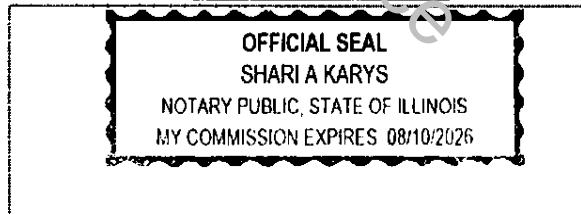
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Sharookh K. Sidhwa

On this date of: 5 | 24 | 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)**)