

UNOFFICIAL COPY

State of Illinois
County of Cook

Doc#: 2415814510 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 12:00 PM Pg: 1 of 3

QUIT CLAIM DEED INTO TRUST

Dec ID 20240601622161
ST/Co Stamp 0-832-933-168 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-089-473-840 City Tax \$0.00

THE GRANTOR, SHAROOKH 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 APR 2 18, 2024, all interest in the following described real estate situated in the County of Cook, State of Illinois:

PARCEL 1: UNIT 813 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM, RECORDED AS DOCUMENT NO. 99613754 (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753.

PARCEL 3: VALET PARKING RIGHT VALET 330 APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION.

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

Permanent Parcel Number: 17-10-209-025-1088

Address(es) of Real Estate: 211 E. Ohio, Suite 813, Chicago, IL 60611

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

Dated this 18 day of April, 2024.

Please Print
Or Type


SHAROOKH SIDHWA

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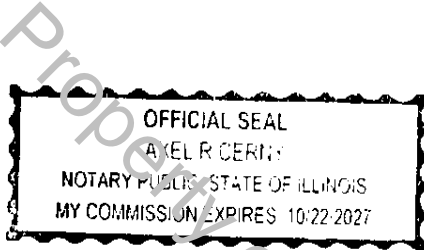
STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHAROOKH 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.

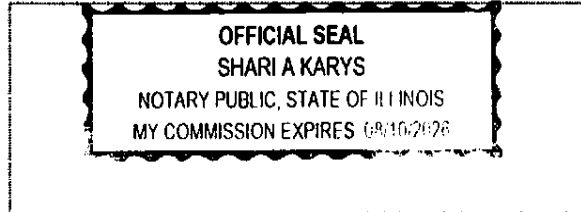
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Sharookh 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.

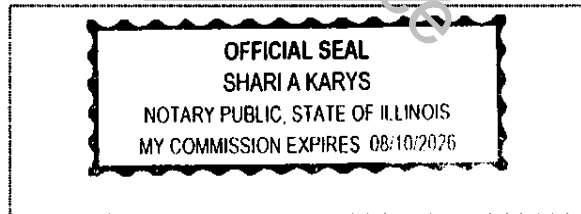
Subscribed and sworn to before me, Name of Notary Public:

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)**)