

UNOFFICIAL COPY

State of Illinois
County of Cook

Doc#: 2415826136 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 11:54 AM Pg: 1 of 3

QUIT CLAIM DEED INTO TRUST

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:

Dec ID 20240601622138
ST/Co Stamp 0-864-390-448 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-955-466-544 City Tax \$0.00

PARCEL 1:

UNIT 1012 IN THE 740 FULTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 4-04, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0707215073.

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

Permanent Parcel Number: 17-09-307-012-1082

Address(es) of Real Estate: 740 W. Fulton St., #1012, Chicago, IL 60661

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

Dated this 18 day of April, 2024.

Please Print

Or Type

SHAROOKH SIDHWA
SHAROOKH SIDHWA

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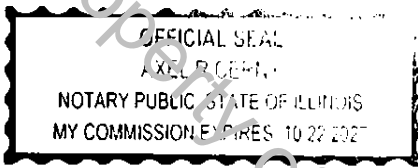
STATE OF ILLINOIS)

)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.



Handwritten signature of Axel R. Cerny

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. *Handwritten signature of Axel R. Cerny*, 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.

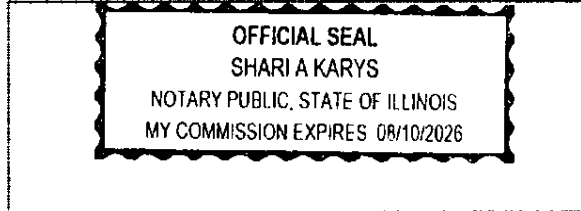
Subscribed and sworn to before me, Name of Notary Public:

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.

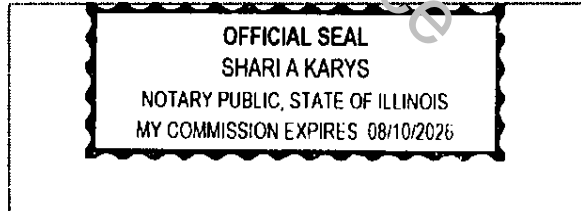
Subscribed and sworn to before me, Name of Notary Public:

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)**)