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Doc#: 2417720484 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 4:05 PM Pg: 1 of 4
Dec ID 20240601637774

QUIT CLAIM DEED

THE GRANTORS: MUKESH BHATLA and MONIKA BHATLA, of the County of Cook, State of Illinois, for and in consideration of \$10.00, and other good and valuable considerations in hand paid,

CONVEYS AND QUIT CLAIMS to EK DANTA LLC ASHLEY COURT all their interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A

PIN#: 02-26-412-025-0000

COMMONLY KNOWN AS: 3802 Ashley Court, Rolling Meadows, IL 60008

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

DATED this 25th day of April, 2024



MUKESH BHATLA



MONIKA BHATLA

STATE OF ILLINOIS
County of COOK

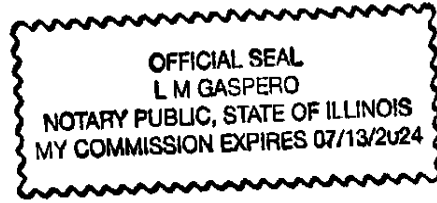
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MUKESH BHATLA and MONIKA BHATLA personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their

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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 notarial seal, this (Seal)


Notary Public



My commission expires on 13th day of July 2024

EXEMPT under provisions of Paragraph (e), Section 31-45, Property Tax Code.

Date: 4/25/24


Buyer, Seller or Representative

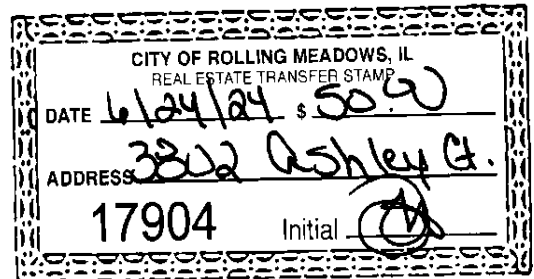
****This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).**

NAME & ADDRESS OF PREPARER AND WHEN RECORDED MAIL TO:

Gaspero & Gaspero
Attorneys at Law, P.C.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515

NAME & ADDRESS OF TAXPAYER:

EKDANTA LLC ASHLEY COURT
1253 S. Patrick Ln.
Palatine IL 60067



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Exhibit A

PARCEL I:

THAT PART OF LOTS 14 -19 IN THE TOWNHOMES OF WESTMINSTER, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 18, 2000 AS DOCUMENT NO. 00358653, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14-19; THENCE NORTH 66 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 66 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:

EASEMENT FOR INGRESS AND, EGRESS OVER LOT 29 AS CONTAINED IN THE PLAT OF TOWNHOMES OF WESTMINSTER AND IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON MAY 18, 2000 AS DOCUMENT NO. 0035865 AND 00358674 RESPECTIVELY.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 4/25/2024

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:

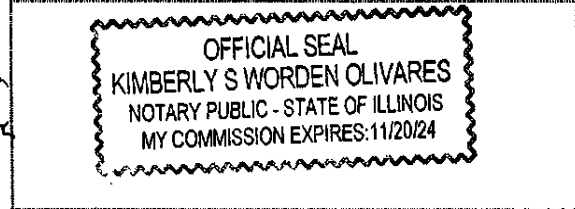
Kimberly S. Worden Olivares

By the said (Name of Grantor): LU GASPERO

On this date of: 4/25/2024

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 title to real estate under the laws of the State of Illinois.

DATED: 4/25/2024

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:

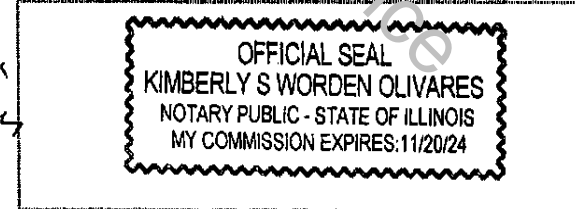
Kimberly S. Worden Olivares

By the said (Name of Grantee): LU GASPERO

On this date of: 4/25/2024

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)