



2419430033

QUIT CLAIM DEED

Doc# 2419430033 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/12/2024 11:33 AM
PAGE: 1 OF 3

THE GRANTORS, **NIRAJ SHAH and KRUTI SHAH**, husband and wife, of 2526 Osage Drive, Glenview, County of Cook, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

NIRAJ SHAH or KRUTI SHAH, Trustees, or their successors in trust, under the **NIRAJ SHAH LIVING TRUST, dated April 25, 2024**, and KRUTI SHAH or NIRAJ SHAH, Trustees, or their successors in trust, under the **KRUTI SHAH LIVING TRUST, dated April 25, 2024**, and any amendments thereto, the beneficial interests of said trusts being held by NIRAJ SHAH and KRUTI SHAH, husband and wife, as tenancy by the entirety, of 2526 Osage Drive, Glenview, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

(Above Space For Recorder's Use Only)
Exempt under Paragraph E, ILCS 200, Section 31-45 (Real Estate Transfer Tax Law)
Date: 6-5-24 Name: [Signature]

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2526 Osage Drive, Glenview, Illinois 60026
Permanent Index Number: 04-20-103-015-0000

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 30th day of May, 2024.

[Signature] (Seal)
NIRAJ SHAH

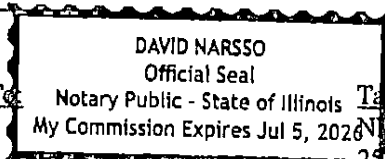
[Signature] (Seal)
KRUTI SHAH

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NIRAJ SHAH and KRUTI SHAH, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 30 day of MAY, 2024.

Notary Public



This Instrument Was Prepared By and Mail To:
Sameer Chhabria
Law Offices of Sameer Chhabria
300 Saunders Rd., Suite 100
Riverwoods, IL 60015

Notary Public - State of Illinois Taxpayer and Send All Subsequent Tax Bills To:
NIRAJ SHAH & KRUTI SHAH
2526 Osage Drive
Glenview, IL 60026

REAL ESTATE TRANSFER TAX		12-Jul-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
04-20-103-015-0000		20240601639446 0-979-716-912

S Y
P 3
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INTER ER

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: LOT 178 IN INDIAN RIDGE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN UNDIVIDED .0025 PERCENT INTEREST IN THE COMMON AREAS APPURTENANT TO PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS OF INDIAN RIDGE RECORDED AS DOCUMENT NUMBER 25084000 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-20-103-015-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

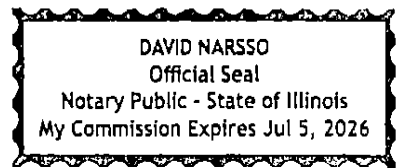
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest 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, 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: 05-30-2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this
30 day of MAY, 2024.

[Signature]
Notary Public

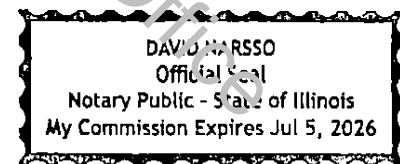


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 05-30-2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this
30 day of MAY, 2024.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)