



Doc# 2422207025 Fee \$38.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 8/9/2024 1:02 PM  
PAGE: 1 OF 6

Property of Cook County Clerk's Office

# Quitclaim Deed

HIRABHAI AND JYOTSNABEN PATEL  
RECORDING REQUESTED BY RADHA KRISHNA REVOCABLE  
AND WHEN RECORDED MAIL TO LIVING TRUST

HIRABHAI AND JYOTSNABEN PATEL RADHA . Grantee(s)  
KRISHNA REVOCABLE LIVING TRUST

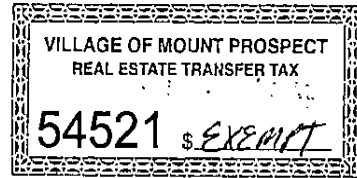
220 Dover Drive, Des Plaines, IL 60018

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 08-22-203-071-1050

PREPARED BY: Jyotsnaben Patel certifies herein that he or she has prepared  
this Deed.



[Signature]  
Signature of Preparer

07/17/2024  
Date of Preparation

Jyotsnaben Patel  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 07/17/2024 in the County of  
Cook, State of Illinois

by Grantor(s), Jyotsnaben Patel,  
whose post office address is 220 Dover Drive, Des Plaines, IL 60018,  
to Grantee(s), HIRABHAI AND JYOTSNABEN PATEL RADHA KRISHNA REVOCABLE LIVING TRUST,  
whose post office address is 220 Dover Drive, Des Plaines, IL 60018


WITNESSETH, that the said Grantor(s), Jyotsnaben Patel,  
for good consideration and for the sum of Zero  
(\$ 0 ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

# UNOFFICIAL COPY

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

  
Signature of Grantor

Jyotsnaben Patel

Print Name of Grantor

S.H.SHAH

Signature of First Witness to Grantor(s)

Shital Harisbhai Shah

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)


D.H.SHAH

Signature of Second Witness to Grantor(s)

Vrushita Shah

Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

  
Signature of Grantee

HIRABHAI PATEL - CO TRUSTEE


Print Name of Grantee

S.H.SHAH

Signature of First Witness to Grantee(s)

Shital Harisbhai Shah

Print Name of First Witness to Grantee(s)

  
Signature of Second Grantee (if applicable)

JYOTSNABEN PATEL - CO TRUSTEE

Print Name of Second Grantee (if applicable)

D.H.SHAH

Signature of Second Witness to Grantee(s)

Vrushita Shah

Print Name of Second Witness to Grantee(s)

**REAL ESTATE TRANSFER TAX**

09-Aug-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

08-22-203-071-1050

| 20240701668443 | 1-429-147-440

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## NOTARY ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

On 07/17/2024, before me, NUPUR RISHIT SHAH, a notary public in and for said state, personally appeared, Jyotsnaben Patel as Grantor,

Jyotsnaben Patel and Hirabhai Patel as Grantee and co-trustee, Shital Harishbhai Shah and Vrushita Shah as witness who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

N.R. Shah  
Signature of Notary

Affiant Known YES Produced ID YES

Type of ID DRIVERS LICENSE AND STATE IDENTIFICATION CARD



(Seal)



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. 4 and Cook County Ord. 93-0-27 par. E  
Date August 9th 2024 Sign. [Signature]

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## Exhibit "A"

Legal description:

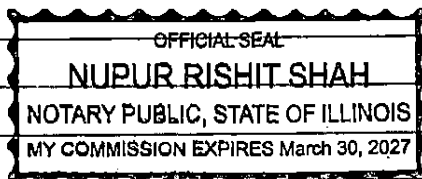
PARCEL 1: UNIT 1789-1B IN CINNAMON COVE CONDOMINIUM (FORMERLY KNOWN AS IVY GREEN CONDOMINIUM) AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN ALGONQUIN-DEMPSTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, 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 25498291, AS SITUATED IN COOK COUNTY, ILLINOIS.

AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25498290

PIN # 08-22-203-071-1050

1789 W. Algonquin Rd., Unit 1B, Mount Prospect, IL 60056



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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: 07 | 17 | 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:

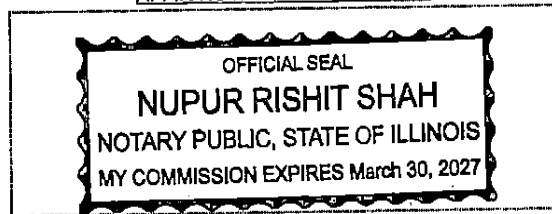
NUPUR RISHIT SHAH

By the said (Name of Grantor): Jyotsnaben Patel

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 17 | 2024

NOTARY SIGNATURE: *N.P. Shah*



### 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: 07 | 17 | 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:

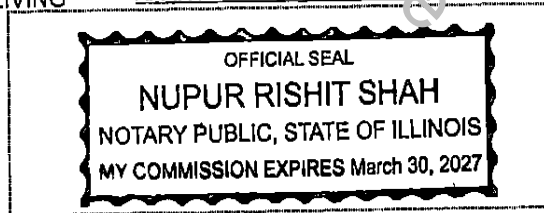
NUPUR RISHIT SHAH

By the said (Name of Grantee): HIRABHAI AND JYOTSNABEN PATEL  
TRUST  
RADHA KRISHNA REVOCABLE LIVING

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 17 | 2024

NOTARY SIGNATURE: *N.P. Shah*



### 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)**

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## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

### REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Jyotsnaben Patel, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Mydec form, City transfer Application, Grantor Grantee Affidavit & Suit Claim Seed  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Jyotsnaben Patel  
(print name(s) of executor/grantor)

Hirabhai and Jyotsnaben Patel  
Radhakrishna Revocable Living Trust  
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Individual

(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]

- Affiant's Signature Above

August 8th 2024

Date Affidavit Executed/Signed

### THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

August 8th 2024

Date Document Subscribed & Sworn Before Me

N.L. Shah

Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.