

**QUIT
CLAIM
DEED IN
TRUST**



THIS INDENTURE WITNESSETH, that the **Grantor, Viresh Bhatia**, an unmarried man, with a mailing address of 804 Winfal Drive, Schaumburg, County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, conveys and quit claims unto **Viresh Bhatia, as Trustee of the Viresh Bhatia Living Trust dated the 9th day of April, 2001, Grantee**, with a mailing address of 804 Winfal Drive, Schaumburg, Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in Block 3 in Essex Club Subdivision Unit 1, being a Subdivision of part of the Northeast 1/4 of Section 23, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: **804 Winfal Drive, Schaumburg, Illinois 60173**
Tax Number: **07-23-211-002-0000**

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it

Box 78 (FAB)

would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds or the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his/her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither **Viresh Bhatia** nor his successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in his/her/their name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate, the intention hereof being to vest in said **Viresh Bhatia, as Trustee**, the entire legal and equitable title in fee simple, in and to the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust", or "upon conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered Lands is in accordance with the trust intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 13 day of April, 2001.

[Handwritten Signature]

VIRESH BHATIA

EXEMPT UNDER REAL ESTATE TRANSFER ACT SECTION 4, PARAGRAPH E & COOK COUNTY ORDINANCE 27101, PARAGRAPH E

DATE: April 13, 2001

Sign. *[Handwritten Signature]*

54758 PP
VILLAGE OF SCHAUMBURG
DEPT. OF *[Handwritten]* REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 4/17/01
AMT. PAID 0

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
Mr. Francis A. Beninati, Rosenthal and Schanfield, P.C.
55 East Monroe Street, 46th floor, Chicago, Illinois 60603
RECORDER'S BOX NO. 78 (FAB)

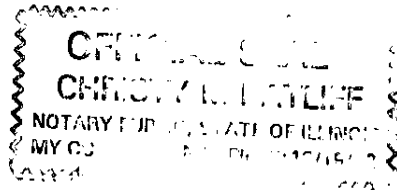
STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Viresh Bhatia**, an unmarried man, is 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 notarial seal, this 13 day of April, 2001.

Christy M. Ratliff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/19/02



STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest/collateral 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, 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: April 13, 2001

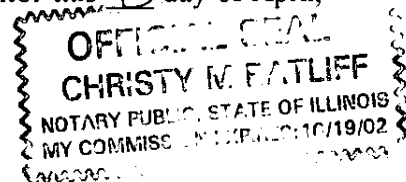
Signature:

[Handwritten signature]
grantor or agent

Subscribed and sworn to before me by the said grantor or agent of grantor this 13 day of April, 2001.

Notary Public:

[Handwritten signature: Christy M. Ratcliff]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest/collateral 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, 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: April 13, 2001

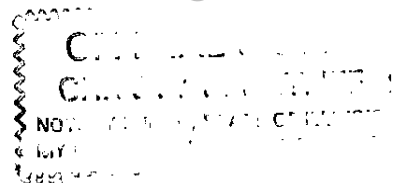
Signature:

[Handwritten signature]
grantee or agent

Subscribed and sworn to before me by the said grantee or agent of grantee this 13 day of April, 2001.

Notary Public:

[Handwritten signature: Christy M. Ratcliff]



Note: 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 a Class A misdemeanor for subsequent offenses.