

③ 03 08 2003

UNOFFICIAL COPY



0314129365

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 05/21/2003 03:31 PM Pg: 1 of 5

QUITCLAIM DEED
(DEED INTO TRUST)

307

This INDENTURE WITNESSETH, That the Grantor(s),
_Ashwin Patel _____ (and)
Kalpana Patel _____, (Husband and Wife,
or other marital status here), of
_1421 Callen Lane, Des Plaines, IL
60018 _____

_____, for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration in hand paid,
do(es) hereby Convey and Quitclaim unto the Grantee,
Kalpana Patel, as Trustee under the Kalpana Patel Trust
_1421 Callen Lane, Des Plaines, IL
60018 _____

_____, the following described real estate situated in the
County of _Cook _____, and in the State of Illinois, to
wit:

See Attached Legal Description

Permanent Index Number: 03-36-111-005

Commonly Known As: 1421 Callen Lane, Des Plaines,
IL 60018

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to contract to sell, to grant options to
purchase, to sell on any terms, to convey either with or without consideration, to convey said
premises 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 property, or any part
thereof, to grant easements or charges of any kin, to release, convey, or assign any right, title
or interest in or about or easement appurtenant to said premises or any part thereof, and to deal

4/11

Copyright © 2003 Insurance Corporation

UNOFFICIAL COPY

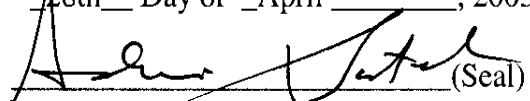
with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

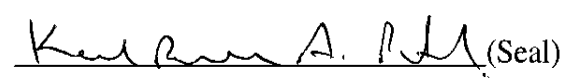
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold or mortgaged by said trustee, be obliged to see to the application of any purchase money or money borrowed or advanced on said premises, or be obliged to see the the terms of this trust have been complied with, or be obliged to inquire into the 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, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance 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 that indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor(s) hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid have hereunto set their hands and seals this 28th Day of April, 2003.

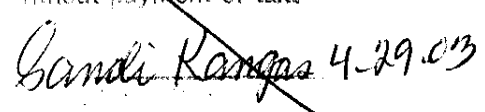

Ashwin Patel (Seal)


Kalpana Patel (Seal)

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Act.

Grantor(s) or Agent Date

Notary Public
File for recordation
without payment of tax.


Gandhi Rangas 4-29-03

UNOFFICIAL COPY

State of Illinois)
) Ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ashwin Patel (and) Kalpana Patel , husband and wife (is / are) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (he / she / they) signed, sealed and delivered the said instrument as (his / her/ 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 official seal, this 28th Day of April , 2003.

My Commission expires 09-04-05

Priscilla Ann Wilinski

Notary Public

impress
seal
here



This instrument was prepared by:

Douglas D. Danielson, Esq.
1023 Huntington Drive
Aurora, IL 60506

AFTER RECORDING, PLEASE MAIL TO, AND SEND SUBSEQUENT TAX BILLS TO:
Kalpana Patel, 1421 Callen Lane, Des Plaines, Il 60016



UNOFFICIAL COPY

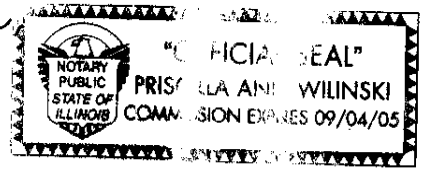
STATEMENT BY GRANTOR AND GRANTEE

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 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 4-28-03

Signature: *Priscilla Ann Wilinski*
Grantor or Agent

Subscribed and sworn to before me PRISCILLA ANN WILINSKI
by the said ASHWIN PATEL
this 28 day of APRIL 2003
Notary Public Priscilla Ann Wilinski

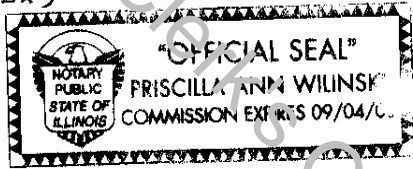


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-28-03

Signature: *Kalpana Patel*
Grantee or Agent

Subscribed and sworn to before me PRISCILLA ANN WILINSKI
by the said KALPANA PATEL
this 28 day of APRIL 2003
Notary Public Priscilla Ann Wilinski



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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Property Address: 1421 CALLEN LANE
DES PLAINES, IL 60016

PIN #: 03-36-111-005

LOT 63 IN LONGFORD GLEN, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

CASE NUMBER 03-08356