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QUIT CLAIM
DEED IN TRUST
(Illinois)



Doc#: 0934122116 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/07/2009 02:33 PM Pg: 1 of 4

MAIL TO:

Rajkumar & Erma Rambhajan
3933 N. Francisco Ave
Chicago, IL 60618

NAME & ADDRESS OF TAXPAYER:

Rajkumar & Erma Rambhajan
3933 N. Francisco Ave
Chicago, IL 60618

RECORDER=S STAMP

THE GRANTORS, RAJKUMAR RAMBHAJAN of 1066 N. Northwest Highway, Park Ridge, IL 60068, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto Rajkumar Rambhajan and Erma Rambhajan, as Trustees of the Rajkumar Rambhajan and Erma Rambhajan Trust dated November 13, 2009, of 3933 N. Francisco, Chicago, IL 60618, and unto all and every successor or successors in trust under said trust agreement, his one-half undivided interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-25-228-018, 13-25-228-019, and 13-25-228-020

Property Address: 2852-56 N. Campbell Ave, Unit 2856 and Parking Spaces G-14 and G-15, Chicago, IL 60618

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said property 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 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 lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present 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 property, 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 premises of any part thereof, and to deal 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.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or an part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that 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, lease 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, 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 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, 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 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(s) and release(s) 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.

DATED this 29th day of November, 2009.

Rajkumar Rambhajan
RAJKUMAR RAMBHAJAN

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 RAJKUMAR RAMBHAJAN and DAVID M. RAMBHAJAN, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of November, 2009.

Thomas M. Angle
NOTARY PUBLIC

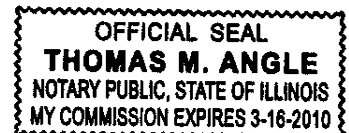
COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 12-07-09, 2009.

William W. Mohr

Buyer, Seller or Representative
Rajkumar Rambhajan, Trustee
3933 N. Francisco
Chicago, IL 60618

NAME AND ADDRESS OF PREPARER:
William W. Mohr, Esq.
400 E. Diehl Rd - Suite 310
Naperville, Illinois 60563



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LEGAL DESCRIPTION:

UNIT NUMBER 2856 AND PARKING SPACE G-14 AND G-15, IN THE GEORGE-CAMPBELL CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN CARTER'S ADDITION TO MAPLEWOOD, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AT EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2005, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0536410044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR-GRANTEE
AFFIDAVIT
(for Exempt Transactions)

(For Recorder's Use Only)

The seller/assignor or agent thereof hereby certifies that, to the best of his/her knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTOR:

By: *Rajkumar Rambhajan*
Rajkumar Rambhajan, as Grantor

Subscribed and sworn to before me
this 27 day of November, 2009.

Thomas M. Angle
NOTARY PUBLIC



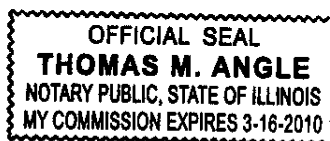
The buyer/assignee or agent thereof hereby certifies that, to the best of his/her knowledge, the name of the buyer/assignee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

By: *Rajkumar Rambhajan*
Rajkumar Rambhajan, as Trustee

Subscribed and sworn to before me
this 29 day of November, 2009.

Thomas M. Angle
NOTARY PUBLIC



Attached to deed or assignment of beneficial interest to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.