

# UNOFFICIAL COPY

This Instrument Prepared  
By And When Recorded Mail  
To:  
Robert V. Lewis  
Chapman and Cutler LLP  
111 W. Monroe  
Suite 1800  
Chicago, Illinois 60603



Doc#: 1227944140 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2012 04:22 PM Pg: 1 of 4

SPACE ABOVE THIS LINE IS RESERVED FOR THE OFFICE OF THE RECORDER OF DEEDS

## DISCLAIMER

**WHEREAS**, Ross Ippolito also known as Rosario Ippolito, ("Ross"), a resident of Long Grove, Illinois, died on January 5, 2012.

**WHEREAS**, prior to Ross' death, the real property in Cook County, Illinois, commonly know as 185 East Commerce Drive, Schaumburg, Illinois 60173, the legal description for which is attached hereto as Exhibit A (the "Real Estate") was titled in Ross' name ("Ross' 50% portion") and my name as joint tenants with right of survivorship;

**WHEREAS**, I never have received nor accepted any income, interest in or benefit from Ross' 50% portion of the Real Estate, and there has never been used for my interest or benefit Ross' 50% portion of the Real Estate;

**WHEREAS**, I never have contributed any funds or property to Ross' 50% portion of the Real Estate;

**WHEREAS**, as permitted by Section 1 of the Disclaimer Under Non-testamentary Instrument Act (760 ILCS 25/1) and Section 2-7 of the Illinois Probate Act (755 ILCS 5/2-7), I have the right to disclaim any and all of my rights, titles, powers and interests in and to any fractional share, undivided interest, portion or amount of Ross' 50% portion of the Real Estate;

**WHEREAS**, I never have waived my right to disclaim any of my rights, titles, powers and interests in Ross' 50% portion of the Real Estate, nor is my right to disclaim barred by insolvency, any judicial sale, assignment, conveyance, encumbrance, pledge, sale or other transfer of Ross' 50% portion of the Real Estate, or a contract therefor or otherwise; and

**WHEREAS**, this Disclaimer relates to only Ross' 50% portion of the Real Estate which would have passed to me as the surviving joint tenant, and as set forth below I am disclaiming only Ross' 50% portion of the Real Estate so that (A) I will own an undivided fifty percent (50%) interest in the Real Estate, and (B) the remaining disclaimed undivided fifty percent

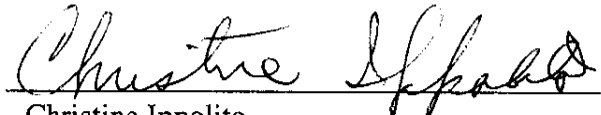
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(50%) interest in the Real Estate will, pursuant to Ross' Will dated June 14, 1985 and First Codicil dated December 30, 1993, pass through Ross' probate estate (Case Number 12 P 53, Circuit Court of the 19th Judicial Circuit, Lake County, Illinois) to Christine Ippolito, Trustee of the Family Trust under the Ross Ippolito Trust dated June 14, 1985.


**NOW THEREFORE**, I irrevocably and without qualification refuse, disclaim, release and relinquish all of my rights, titles, powers and beneficial interests in and to Ross' 50% portion of the Real Estate.

The laws of the State of Illinois shall govern the interpretation and validity of this instrument.

IN WITNESS WHEREOF, I have signed this Disclaimer on ~~September~~ <sup>October</sup> 2<sup>nd</sup>, 2012.

  
Christine Ippolito

As Executor of the Estate of Ross Ippolito, deceased, and as Trustee of the Family Trust under the Ross Ippolito Trust dated June 14, 1985, I acknowledge receipt of the foregoing Disclaimer on ~~September~~ <sup>October</sup> 2<sup>nd</sup>, 2012.

  
Christine Ippolito, as Executor and as Trustee,  
as foresaid

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State of IL )  
County of COOK ) SS

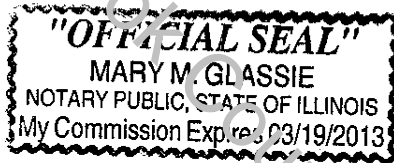
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christine Ippolito, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 2<sup>nd</sup> day of ~~September~~ October, 2012.

(SEAL)

Mary M. Glassie  
Notary Public

My commission expires:



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## EXHIBIT A

Lot 60 in Woodfield Business Center 2-W Being a Subdivision of Part of the Northeast Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Property Index Number: 07-10-204-006-0000

Address of Property: 185 Commerce Drive, Schaumburg, Illinois 60173

Property of Cook County Clerk's Office