

# UNOFFICIAL COPY



\*1635815076D\*

Doc# 1635815076 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2016 01:34 PM PG: 1 OF 5

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH,  
That the Grantor

GURINDER RANA, as Successor  
Trustee of THE MANMOHAN J. SINGH  
AND ANTA P. KALRA REVOCABLE  
DECLARATION OF TRUST DATED  
JUNE 27, 2005

For and in consideration of TEN and  
00/100 DOLLARS, and other good and  
valuable considerations in hand paid,  
CONVEY and QUIT CLAIM unto

EARLEATA STREETER,  
A SINGLE WOMAN

Reserved For Recorder's Office

the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT NUMBER 6 'J', AS DELINEATED ON PLAT OF SURVEY OF LOTS 3, 4, 5 AND 6 IN BLOCK 2 IN  
C. AND J. SCHULUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 28, 38 AND 39, OF RAILROAD ADDITION  
TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION  
OF CONDOMINIUM MADE BY WEST SUBURBAN CONDOMINIUM LIMITED, A CORPORATION OF ILLINOIS,  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT  
NUMBER 21686289; TOGETHER WITH AN UNDIVIDED 1.80 PERCENT INTEREST IN SAID PARCEL  
(EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS  
DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY, AS AMENDED BY INSTRUMENT  
RECORDED AS DOCUMENT NUMER 21663334, DATED OCTOBER 12, 1971, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 15-12-427-026-1057

Property Address: 211 Elgin #6J, Forest Park, Illinois 60130

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph E.

In Witness Whereof, the grantor aforesaid have hereunto set their hand and seal

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No.

6452  
Approved/Date  
12-23-16

GURINDER RANA, as Trustee

Bm

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THIS INSTRUMENT WAS PREPARED BY:

SEND TAX BILLS TO:

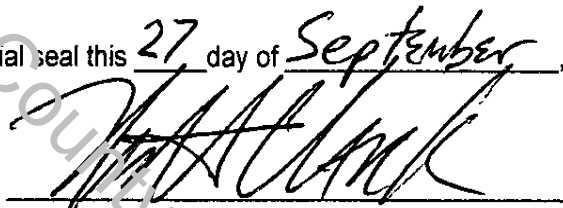
THOMAS H. CLARK  
THOMAS CLARK LAW LLC  
1041 HOME AVENUE  
OAK PARK, IL 60304

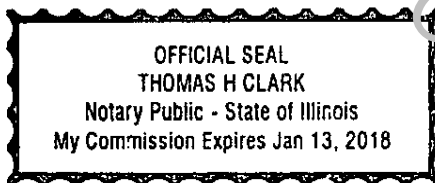
EARLEATA STREETER  
211 ELGIN AVENUE  
UNIT 6-J  
FOREST PARK, IL 60130

State of ILLINOIS )  
)  
) SS.  
)  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GURINDER RANA, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 notarial seal this 27 day of September, 20 16

  
\_\_\_\_\_  
NOTARY PUBLIC




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The parties to this agreement, GURINDER RANA, CHANDEEP S. KALRA and EARLEATA STREETER, signed this agreement in our presence on the date it bears. Immediately thereafter, at the parties' request and in their presence, and in the presence of each other, we signed our names as witnesses. We certify that we believed the parties to be of sound mind and memory at the time of signing.

Witnesses

Addresses

  
\_\_\_\_\_  
Rich Rana

residing at 424 Virginia Ave  
San Mateo CA 94402

  
\_\_\_\_\_  
Celeste Jarrett

residing at 309 Kimberly Ct  
Aurora, IL 60504

Property of Cook County Clerk's Office

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## FAMILY SETTLEMENT AND HOLD HARMLESS AGREEMENT

GURINDER RANA, as the First Successor Trustee of THE MANMOHAN J. SINGH AND ANTAR P. KALRA REVOCABLE DECLARATION OF TRUST, having a reasonable basis to believe that prolonged and/or expensive litigation will result from a dispute with CHANDEEP S. KALRA, enters the following agreement with CHANDEEP S. KALRA and EARLEATA STREETER. The parties agree to the following:

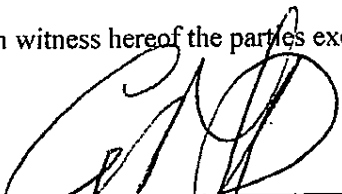
1. GURINDER RANA will accept the testimony of CHANDEEP S. KALRA, which alleges that MANMOHAN J. SINGH, as the current trustee of THE MANMOHAN J. SINGH AND ANTAR P. KALRA REVOCABLE DECLARATION OF TRUST and surviving spouse in the marriage between MANMOHAN J. SINGH and ANTAR P. KALRA, expressed a desire to transfer the ownership of Unit 6-J in the condominium located at 211 Elgin, Forest Park, Illinois, during his life to EARLEATA STREETER, the friend and caregiver of his son, CHANDEEP S. KALRA.
2. In exchange for the distribution of Unit 6-J in the condominium located at 211 Elgin, Forest Park, Illinois, to EARLEATA STREETER,

CHANDEEP S. KALRA, individually, and EARLEATA STREETER, as agent and attorney in fact for the benefit of CHANDEEP S. KALRA pursuant to a Power of Attorney for Property validly executed on December 14, 2014,

agree to hold harmless GURINDER RANA, and all successor trustees, for the transfer of trust property to an individual who is not a beneficiary of THE MANMOHAN J. SINGH AND ANTAR P. KALRA REVOCABLE DECLARATION OF TRUST

3. Though this transfer is being executed subsequently to the death of the trust settlor and trustee MANMOHAN J. SINGH, the current trustee reasonably believes, from the testimony of CHANDEEP S. KALRA, that MANMOHAN J. SINGH would have executed the deed transferring Unit 6-J to EARLEATA STREETER during his life, had Mr. Singh's attorney been able to draft the deed in the days preceding Mr. Singh's death.

In witness hereof the parties execute this agreement this 27 day of <sup>October</sup>~~September~~, 2016. ES, CSK

  
 \_\_\_\_\_  
 GURINDER RANA, Trustee

  
 \_\_\_\_\_  
 CHANDEEP S. KALRA, individually

  
 \_\_\_\_\_  
 EARLEATA STREETER, as Agent for  
 Chandeeep S. Kalra

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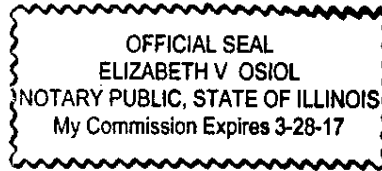
## STATEMENT BY GRANTOR AND GRANTEE

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 12-23 - , 2016

Signature: *Earleata Streets*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Earleata Streets  
This 23 day of December, 2016  
Notary Public *W*

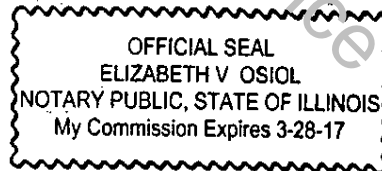


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 12-23 - , 2016

Signature: *Earleata Streets*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Earleata Streets  
This 23 day of December, 2016  
Notary Public *W*



**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 if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)