

# UNOFFICIAL COPY

Doc#: 2011939116 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/28/2020 11:28 AM Pg: 1 of 5  
Dec ID 20200401663661

**After recording, mail document to:**

ZMA Legal  
500 Lake Cook Road, Suite 350  
Deerfield, Illinois 60015

**This instrument was prepared by:**

ZMA Legal  
500 Lake Cook Road, Suite 350  
Deerfield, Illinois 60015

## QUIT CLAIM DEED


THE GRANTOR, **SHABBIR KANJI** and **ABBAS KANJI**, as Tenants in Common, of 2 TERRA VITA DRIVE, CITY OF SOUTH BARRINGTON, OF THE COUNTY OF COOK, STATE OF ILLINOIS, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, do hereby remise, release, convey and quit claim to THE GRANTEE, **SHABBIR KANJI AND WAJIHA KANJI, TRUSTEE OF THE SHABBIR KANJI 2006 REVOCABLE TRUST DATED MAY 11, 2006**, and all right, title and interest in the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

LOT 18 IN FINAL PLAT OF TERRA VITA ESTATES SUBDIVISION OF SOUTH BARRINGTON BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1997 AS DOCUMENT NUMBER 97435111 IN COOK COUNTY, ILLINOIS.

Commonly known as: 2 Terra Vita Drive, South Barrington, IL 60010  
Permanent Index No.: 01-26-406-018-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

  
\_\_\_\_\_  
**SHABBIR KANJI**

  
\_\_\_\_\_  
**ABBAS KANJI**

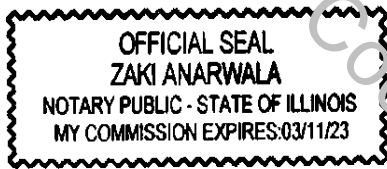
Dated this 30 day of March, 2020

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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 SHABBIR KANJI and ABBAS KANJI personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of March, 2020



[Signature]  
 Notary Public

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

3/30/20  
 Date

[Signature]  
 Grantor or Representative

Mail Tax Bill to:  
 SHABBIR KANJI 2006 REVOCABLE TRUST  
 2 Terra Vita Drive  
 South Barrington, IL 60010

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## TERMS AND CONDITIONS

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, highways, or alleys, 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 in present or in future, and on 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 on 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 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 to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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 the aforesaid county] relying on 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 on 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 on the express understanding and condition that neither **SHABBIR KANJI** and **ABBAS KANJI**, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its 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 amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-

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fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own 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 whosoever 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 in the earnings, avails, and proceeds arising from the sale or any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said SHABIR KANJI AND WAJHA KANJI, TRUSTEE OF THE SHABIR KANJI 2006 REVOCABLE TRUST DATED MAY 11, 2006 the entire legal and equitable title in fee simple, in and to all of the real estate above described.

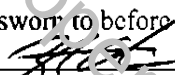
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## STATEMENT BY GRANTOR AND GRANTEE

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 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: March 30, 2020

  
\_\_\_\_\_  
Grantor Signature

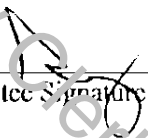
Subscribed and sworn to before me  
By the said  Shabbir Kanji  
This 30 day of March, 2020.

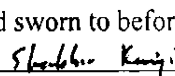


  
\_\_\_\_\_  
NOTARY PUBLIC


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 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: March 30, 2020

  
\_\_\_\_\_  
Grantee Signature

Subscribed and sworn to before me  
By the said  Shabbir Kanji  
This 30 day of March, 2020.



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

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)