

# UNOFFICIAL COPY

QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual) - Corporations

92249984

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR** Roop R. Shivpuri, divorced  
and not remarried

of the City of Elgin County of Kane  
State of Illinois for the consideration of  
Ten and no/100 DOLLARS,  
(\$10.00) in hand paid,

CONVEY and QUIT CLAIM to

Chicago Title and Trust Company  
Trust # 1096787, dated 2/20/92

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

PERMANENT INDEX NO: 01-23-307-011

Lot 17 in Greensward, Unit Two, a Subdivision of part of the East 1/2 of the  
Southwest 1/4 of Section 23, Township 42 North, Range 9, East of the Third  
Principal Meridian, in Cook County, Illinois.

**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 defend said premises of any part thereof, to dedicate parks, streets, highways or alleys and to make any subdivision of said premises and to subdivide said property as he or she may desire, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without warranty, to convey, and premises of 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 authority 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, for any term or terms, in possession or reversion, to lease to commence in present or future, and upon any terms and for any period or periods of time and to amend, change or modify the terms and conditions 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 its 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 all legal or personal purposes, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in all or in any part of the said premises or 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 or different from the ways above specified, at any time, at times hereafter.

In case shall any party dealing with said trustee as respects to said premises or to any 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, or of any 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 results of any conveyance 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 in possession or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust, conditions and limitations contained in the instrument and in said trust agreement or in any amendment thereto and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver any such deed, trust deed, mortgage or other instrument, and (c) that 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 the trust or their predecessor in trust.

The trustee, each and every beneficiary hereunder and all persons claiming under them, and all persons claiming under them, shall be only in the earnings, assets and proceeds arising from the sale or other disposition of said real estate, and such earnings, assets and proceeds shall be held in trust for the use and benefit of the beneficiaries 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, assets and proceeds thereof as aforesaid.

If the title to any of the above lands or some hereafter is entered in the Register of Titles or here, divided and not registered or not in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right of homestead under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

Address(es) of Real Estate: 17 Greensward, South Barrington, Illinois

DATED this 4th day of March 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Roop R. Shivpuri (SEAL) (SEAL)  
Roop R. Shivpuri (SEAL) (SEAL)

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

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, including the waiver and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of March 1992  
Commission expires September 10 1994  
Barbara Hart  
NOTARY PUBLIC

This instrument was prepared by David M. Sherbin, Chuhak & Tecson 225 W. Washington St., Suite 1300, Chicago, IL 60606

TURN TO LAND TRUST DEPT.  
T CO TRUST # 1096787

RE

AFFIX "RIDERS" OR REVENUE STAMPS HERE

*Barbara Hart*  
Date 4/10/92

MAIL TO { David M. Sherbin, Chuhak & Tecson  
(Name)  
225 W. Washington St., Ste. 1300  
(Address)  
Chicago, Illinois 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Roop R. Shivpuri, M.D.  
(Name)  
2050 Larkin  
(Address)  
Elgin, Illinois 60120  
(City, State and Zip)

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Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

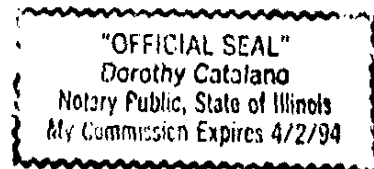
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 4/10/92

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID AGENT THIS 10th DAY OF April 1992

NOTARY PUBLIC [Handwritten Signature]



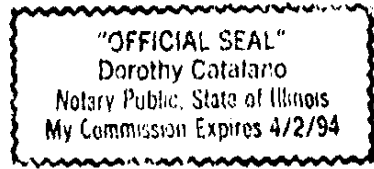
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4/10/92

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID AGENT THIS 10th DAY OF April 1992

NOTARY PUBLIC [Handwritten Signature]



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.]

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