

UNOFFICIAL COPY

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1998-10-13 10:12:49  
Cook County Recorder 29.00

THIS INSTRUMENT WAS PREPARED BY:  
111 West Washington Street  
Chicago, Illinois 60602

James D. Benson  
% Chicago Title and Trust Company  
312-630-2369



ER U

RELEASE DEED

92175453



P. 217 N. 12/73

THE ABOVE SPACE FOR REGISTERS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto Pioneer Bank & Trust Company, as trustee under trust agreement dated September 26, 1977 and known as trust number 20726

the heirs, legal representatives (or if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number 85 119 537

to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

Lots 4 to 7, both (inclusive, in Block 1 in Wassell and Bramberg and Company's North Avenue Home Addition to Austin, being a subdivision of the North 1/2 of the West 1/2 of the East 1/2 of the West 1/2 of the North East 1/2 of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

5841-49 W. North Avenue, Chicago, IL 60639  
PIN: 16 05 202 002

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together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed,

March 13, 1992

CHICAGO TITLE AND TRUST COMPANY  
as Trustee as aforesaid.

By *Edward D. Johnson*  
Attest *Barbara Kuegler*  
Assistant Vice President  
Assistant Secretary



FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

STATE OF ILLINOIS, )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, affixed the corporate seal of said Company to be affixed to said instrument by said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal  
*Philip Rosenthal*  
Date 3/13/92  
Notary Public

NAME Philip Rosenthal  
7337 N. Lincoln

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

BOX 170

# UNOFFICIAL COPY

50114

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, DOMESTIC RELATIONS DIVISION

In re: the marriage of )

KISHOR BHATT, )  
Petitioner )

and )

JYOTSNA BHATT, )  
Respondent )

No. 98 D 11043

5841-49w  
North

## JUDGMENT FOR DISSOLUTION OF MARRIAGE

On the date of July 20, 1998, Petitioner by his attorney proceeded to trial, and it appearing to the Court that the Respondent had due notice thereof in accordance with the statutes in effect, and the parties having stipulated that this matter proceed as in matters heard by default and the Petition herein filed be taken as confessed by the Respondent;

And the Court having heard testimony in open Court in support of the Petition, that the Court has considered all the evidence and now being fully advised in the premises;

### FINDS THAT:

1. It has jurisdiction of the parties and subject matter.
2. That the Petitioner was a resident of the State of Illinois at the time of filing the Petition for Dissolution of Marriage and has maintained a residence in the State of Illinois continuously for more than ninety (90) days next preceding the making of the findings.
3. That the parties were lawfully married on December 16, 1981, at Chicago, Illinois, and said marriage is registered in Chicago, Cook County, Illinois.
4. That Petitioner has established by competent evidence that irreconcilable differences have caused the irretrievable breakdown of the marriage. Past efforts by the parties to reconcile have failed and future efforts would be fruitless and not in the best interest of the parties. The parties have been living separate and apart since July 4, 1995.
5. That as a result of the marriage of the parties the parties have one child, namely, NISHAN, who was born on May 31, 1996. That no other children were born or adopted to

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school.

6.2 This obligation is conditioned upon the following:

A. The child has at that time the desire and aptitude of a trade school or college.

B. The trade school or college is limited to a period of five consecutive years and the child begins the schooling prior to attaining 22 years of age.

C. The child carries the required number of courses or units so that he is considered by the school to be a "full-time" student and the child maintains a passing grade average to be considered "in good standing" by the school.

6.3 In the event the parties cannot agree upon the school to be attended or in respect to any of the foregoing obligations, a court of competent jurisdiction shall make the determination upon proper notice and petition.

## ARTICLE VII

### Real Property

7.1 HUSBAND shall be awarded as his sole property, free and clear of any interest of WIFE, the following:

Beneficial interest in trust at First Star Bank dated 4/2/86 and known as trust number 967; ← 5846

Beneficial interest in trust at Midwest Trust & Bank dated 5/6/85 and known as trust number 85-54693; ← mulligan

7.2 WIFE shall be awarded as her sole property, free and clear of any interest of the HUSBAND, the following:

Beneficial interest in trust at American National Bank dated 5/20/92 and known as trust number 115560-06; ← Belle

Beneficial interest in trust at Banco Popular dated 1/6/86 and known as trust number 024385-01; ← 5841.49

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the marriage of the parties and Respondent-wife is not now pregnant.

6. That the Court has considered the issues of maintenance, child custody and support, and property division and made provision therefore in accordance with the Marital Settlement Agreement executed by the parties hereto.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

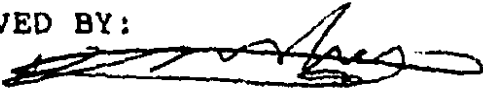
1. That the bonds of matrimony heretofore existing between Petitioner, KISHOR BHATT, and Respondent, JYOTSNA BHATT, are dissolved and the marriage is accordingly dissolved as to both parties.

2. That the Marital Settlement Agreement executed by the parties hereto is hereby incorporated in and made a part of this Judgment with the same force and effect as if the provisions of said Agreement were set forth verbatim in this paragraph. The provisions of said Agreement are expressly ratified as the Orders of this Court.

3. That Respondent is given leave to resume her maiden name of SHAH.

4. That the Court retains jurisdiction of this cause and the parties hereto for the purpose of enforcing this Judgment.

APPROVED BY:

  
KISHOR BHATT

  
JYOTSNA BHATT

COOK COUNTY CLERK'S OFFICE  
JUDGE MARYA NEGA  
JUL 20 1996  
ENTER: Circuit Court-162-  
Judge

Prepared by:

Douglas W. Scofield 50114  
Attorney for Petitioner  
6650 North Northwest Hwy., Suite 207  
Chicago, IL 60631  
(773) 792-0192

BOX 110

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**Trust Agreement**, dated January 6 19 86 and known as Trust Number 24383

IT IS AGREED

PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as trustee hereunder, is about to take legal and equitable title to the following described real estate in Cook County, Illinois

Lots 4 to 7, both inclusive, in Block 1, in Wassell and Bramberg and Company's North Avenue Home Addition to Austin, being a Subdivision of the North half of the West half of the East half of the West half of the Northeast quarter of Section 5 Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-05-202-002-0000

otherwise known as 5841-49 W. North Avenue, Chgo, IL 60639

When the trustee has taken title to the real estate or has accepted in writing title to any other property conveyed to it as trustee hereunder, the trustee will hold it for the uses and purposes and on the trusts herein stated. Any other property conveyed to the trustee without written acceptance by the trustee shall not be subject to this agreement.

The following named persons (beneficiaries) and their successors in interest shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to wit:

ENTIRE INTEREST in KISHOR BHATT.

The power of direction referred to on the reverse side hereof shall be in

KISHOR BHATT

THIS AGREEMENT IS SUBJECT TO ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF AND WHICH ARE HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Must necessarily be disclosed to the public? NO

Mail written notices, inquiries and other similar matters, and bills to P.O. BOX 39245

KISHOR BHATT  
Beneficiary

(SEAL)

Address: 6117 W. Grand Chgo, IL 60639

Beneficiary

(SEAL)

Address: .....

Beneficiary

(SEAL)

Address: .....

**BOX 170**

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