



Chicago Title Insurance Company

WARRANTY DEED IN TRUST

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0010988553

8499/0156 07 001 Page 1 of 4  
2001-10-23 11:21:52  
Cook County Recorder 27.00



0010988553

THIS INDENTURE WITNESSETH, That the grantor(s) MATTHEW AHRANJANI and MITRA AHRANJANI, husband and wife, of the County of COOK and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto SUBURBAN BANK & TRUST COMPANY, a corporation of Illinois, whose address is 10312 S Cicero Ave., Oak Lawn, Illinois 60453 as Trustee under the provisions of a trust agreement dated the May 24, 1966, known as Trust Number 8-0849 the following described Real Estate in the County of COOK and State of Illinois, to wit:

*Handwritten signature*

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

PERMANENT TAX NUMBER: 17-20-214-019-1265

Address(es) of Real Estate: 505 NORTH LAKE SHORE DRIVE, #C113 CHICAGO, Illinois 60611

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.

*1041 ST 5037182  
W  
21071823*

BOX 333-CTI

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon 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 upon 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 property, 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 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 to or different from the ways above specified, at any time or times hereafter.


In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or 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, rent, 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 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 in relation to said real estate shall be conclusive evidence in favor of every person relying upon 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 13 day of July 2001.

 (SEAL) \_\_\_\_\_ (SEAL)  
MATTHEW AHRANJANI

 (SEAL) \_\_\_\_\_ (SEAL)  
MITRA AHRANJANI

13 JUL 2001

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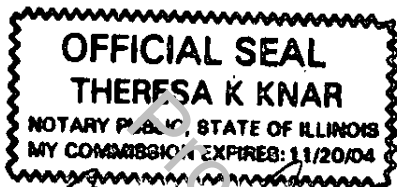
State of Illinois )

) ss.

County of Cook )

I, Theresa K. Knar, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MATTHEW AHRANJANI and MITRA AHRANJANI husband and wife personally known to me to be the same person(s) whose name(s) are 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 13th day of July, 2001 .



*Cook County*

*Theresa K. Knar* (Notary Public)

Prepared By: Kenneth S. Finkle  
1401 W. Dundee Road, Suite 208  
Buffalo Grove, Illinois 60089

Mail To:  
Donald P. Bailey,  
Attorney at Law  
10729 West 159th Street  
Orland Park, Illinois 60467

STATE OF ILLINOIS  
STATE TAX  
 OCT. 22. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000017023  
REAL ESTATE TRANSFER TAX  
00050.00  
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
 OCT. 22. 01  
REVENUE STAMP

# 0000017051  
REAL ESTATE TRANSFER TAX  
00025.00  
FP 102802

CITY OF CHICAGO  
CITY TAX  
 OCT. 22. 01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008706  
REAL ESTATE TRANSFER TAX  
00375.00  
FP 102805

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EXHIBIT A  
Legal Description

PARCEL 1: UNIT #C113 IN LAKE POINT TOWER GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95898155, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09 DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160 AND RERECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446237 AND AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148.

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