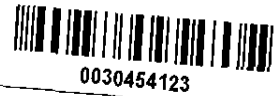


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2003-04-04 13:07:25  
Cook County Recorder 32.50



**WARRANTY DEED IN TRUST**

THIS INSTRUMENT PREPARED BY  
AND MAIL TO:

Jeffrey M. Hucek  
Attorney at Law  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Loba Emami  
360 East Randolph Drive, No. 2903  
Chicago, IL 60601

**COOK COUNTY  
RECORDER  
EUGENE "BENE" MOORE  
MARKHAM OFFICE**

**THE GRANTORS**, PAHMAN EMAMI and LOBA EMAMI, husband and wife, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and warrant to LOBA EMAMI, not individually, but solely as Trustee, under the provisions of the Loba Emami Trust dated July 16, 2002, 360 East Randolph Drive, No. 2903, Chicago, Illinois 60601, and unto all and every successor or successors in trust under said trust agreement the following described real estate located in the County of Cook and State of Illinois:

See attached Exhibit "A"

Permanent Real Estate Index No.: 17-10-318-031-1203

Address of Real Estate: 360 East Randolph Drive, No. 2903  
Chicago, Illinois 60601

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are 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 subdivide 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 praesenti or in 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

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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 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, 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 said 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 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 trusts created by this Indenture and by said trust agreement were 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 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 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 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 grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.



Exhibit "A"  
Legal Description

Parcel 1:

Unit Number 2903 as delineated on survey of the following described parcel of real estate:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal meridian, in Cook County, Illinois, bounded and described as follows: Beginning at the point of intersection of the North line, extended East, of East Randolph Street, with a line 564.001 feet, measured perpendicularly, East from and parallel with the East line, and a Southward extension thereof, of North Columbus Drive, 110 feet wide, as said North Columbus Drive was dedicated and conveyed to the City of Chicago by instrument recorded in the Recorder's Office of Cook County, Illinois, on June 5, 1972, as Document Number 21925615, and running thence North along said parallel line a distance of 72.191 feet; thence East along a line perpendicular to said last described course a distance of 42.00 feet; thence North along a line 606.001 feet, measured perpendicularly, East from and parallel with said East line of North Columbus Drive, a distance of 105.00 feet; thence East along a line perpendicular to said last described course a distance of 179.065 feet to an intersection with the West line of North Field Boulevard, 98.00 feet wide, as said North Field Boulevard was dedicated and conveyed to the City of Chicago by instrument recorded in said Recorder's Office on December 12, 1986, as Document Number 86597179, and is located and defined in the Amendatory Lake Front Ordinance passed by the City Council of the City of Chicago on September 17, 1969; thence South along said West line of North Field Boulevard a distance of 159.574 feet to a point 20.00 feet, measured along a Southward extension of said West line, North from the point of intersection of said Southward extension of said West line with the North line, extended East, of said East Randolph Street; thence Southwestwardly along a straight line a distance of 28.13 feet to a point on said North line, extended East, of East Randolph Street, distance 20.00 feet, measured along said North line, extended East of East Randolph Street. West from the point of intersection of said North line, extended East, with the Southward extension of said West line of North Field Boulevard; and thence West along said North line of East Randolph Street extended East, a distance of 201.095 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 25, 1994, and known as Trust Number 118330-01, and recorded in the Office of the Recorder of Deeds as Document Number 94993981; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space 49 limited common elements as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 94993981.

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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/24/03, 2003

Signature: Bahman E. Mami, m.d.  
Grantor or Agent

Subscribed and sworn to before me  
this 25th day of February 2003.



Jeffrey M. Hucek  
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 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.

Dated: 2/25/, 2003

Signature: Baha Emami  
Grantee or Agent

Subscribed and sworn to before me  
this 25th day of February 2003.



Jeffrey M. Hucek  
Notary Public