

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY

P.N.T.N.



Doc#: 0909640112 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2009 12:22 PM Pg: 1 of 3

Mail To:

Tushar R. Chotalia
Attorney at Law
3772 West Devon Avenue
Lincolnwood, IL 60712

(Above For Recorder's Use Only)

THE GRANTOR, NANCY COUTU, married to Anthony Demonte, of the County of Cook and State of Illinois for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby Conveys and Quit Claims to IMAD BAHRANI, Trustee of the IMAD BAHRANI Living Trust dated January 13, 1995, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: UNIT C-67 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE POINT TOWER GARAGE CONDOMINIUM ASSOCIATION, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95898155, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR THE PURPOSE OF STRUCTURAL SUPPORT, INGRESS AND EGRESS AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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 RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446237 AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148, AND AS FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898506.

Permanent Real Estate Index Number(s): **17-10-214-019-1221**

Address(es) of real estate: **Parking Space C-67, 505 North Lake Shore Drive, Chicago, 60611**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust,

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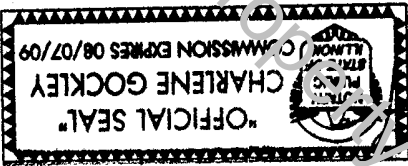
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~~Chicago, IL 60611~~
~~67, 505 North Lake Shore Drive~~
~~654 WOODHARND DRIVE~~
IMAD BAHRANI, Trustee of the IMAD BAHRANI Living Trust dated January 13, 1995

SEND SUBSEQUENT TAX BILLS TO:

THIS PROPERTY IS NOT SUBJECT TO HOMESTEAD

This instrument was prepared by: Timothy J. Crowley, 1025 Ogden Ave., Lake, IL 60532



Notary Public

Charlene Gockley

Given under my hand and official seal, this 17th day of November, 2006.

I, the undersigned, a Notary In and for said County in the State aforesaid, DO HEREBY CERTIFY that NANCY COU, married to Anthony Demonte, personally known to me to be the same person(s) whose name(s) 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 release and waiver of the right of homestead.

State of Illinois)
) ss.)
County of DuPage)

Nancy Cou
NANCY COU

DATED this 17th day of November, 2006.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

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STATE OF ILLINOIS

STATE TAX



APR.-2.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039171

REAL ESTATE
TRANSFER TAX

00114.00

FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR.-2.09

REVENUE STAMP

0000039171

REAL ESTATE
TRANSFER TAX

00057.00

FP 103025

CITY OF CHICAGO

CITY TAX



APR.-2.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017436

REAL ESTATE
TRANSFER TAX

01197.00

FP 103026

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