



Doc#: 1402134022 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2014 09:13 AM Pg: 1 of 4

130379602633



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor,
Jonathan Lustig and Lisa Ngan
of the County of Cook and State of Illinois, for and in consideration of 10.00 Dollars, and
other good and valuable consideration, in hand paid, conveys and warrants unto ATG TRUST COMPANY, One South Wacker
Drive, Chicago, Illinois 60606-4654, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the
18th day of December, 2013, known as Trust Number L013-182
the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Permanent Tax Number: 17-15-103-026-1037

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 subdivide said premises or any part
thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof and to re-subdivide 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, to
pledge or otherwise to 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.

Street address of above described property: 65 E. Monroe Street. #4311, Chicago, IL 60603

REAL ESTATE TRANSFER	12/30/2013
COOK	\$170.00
ILLINOIS:	\$340.00
TOTAL:	\$510.00

REAL ESTATE TRANSFER	12/30/2013
CHICAGO:	\$2,550.00
CTA:	\$1,020.00
TOTAL:	\$3,570.00

SPS
SC
INT

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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, or 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, her, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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(s) hereby expressly waive(s) and release(s) 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 has/have hereunto set his/her/their hand and seal this 18th day of December, 2013.

(Seal) _____ (Seal)
X Lisa Ngan _____ (Seal) _____ (Seal)

STATE OF ILLINOIS
 COUNTY OF COOK



I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LISA NGAN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/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 18th day of Dec, 2013.
Judith Shinker
 Notary Public

Mail this recorded instrument to:
 Albert Sung
 65 E. Monroe Street, #4311
 Chicago, IL 60603

Mail future tax bills to:
 Albert Sung
 65 E. Monroe Street
 Chicago, IL 60603

This instrument prepared by:
 Adam B. Whiteman
 118 N. Clinton Street, Suite 100-17
 Chicago, IL 60661



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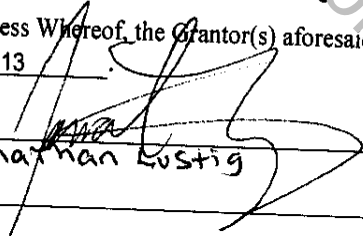
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced 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, her, or their predecessor in trust.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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(s) hereby expressly waive(s) and release(s) 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 has/have hereunto set his/her/their hand and seal this 18th day of December, 2013.


Jonathan Lustig (Seal)

Lisa Ngan (Seal)

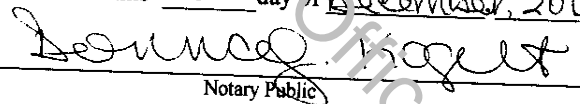
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Lustig, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 18th day of December, 2013


Notary Public

Mail this recorded instrument to:

Albert Sung
65 E. Monroe Street, #4311
Chicago, IL 60603

Mail future tax bills to:

Albert Sung
65 E. Monroe Street
Chicago, IL 60603

This instrument prepared by:

Adam B. Whiteman
118 N. Clinton Street, Suite 100-17
Chicago, IL 60661



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-15-103-026-1037

Property Address:

65 E. MONROE, UNIT 4311
CHICAGO, IL

Legal Description:

PARCEL 1: UNIT 4311 IN THE PARK MONROE CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARK OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUBLOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10, IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID, ALL TAKEN AS A SINGLE TRACT OF LAND,

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0836410027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 55-65 EAST MONROE STREET, CHICAGO, ILLINOIS 60603, MADE BY 55 EAST MONROE INVESTORS IV, L.L.C. RECORDED JULY 9, 2007 AS DOCUMENT NUMBER 0719035353, AS AMENDED, FOR THE FOLLOWING PURPOSES: SUPPORT AND MAINTENANCE, ACCESS TO UTILITIES, INGRESS AND EGRESS, USE OF GARAGE APPURTENANCES, FREIGHT ELEVATORS, LOADING DOCK, REFUSE COLLECTION, AND ELEVATOR BANK, OVER AND UPON THE LAND DESCRIBED THEREIN

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-47, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

Cook County Clerk's Office