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QUITCLAIM DEED IN TRUST

Doc#: 1412710044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2014 02:15 PM Pg: 1 of 4

This Indenture witnesseth, that the
Grantor:

JASON ZILBERBRAND

of County of Cook
and the State of Illinois

for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto BERIN WACHSMANN, as Trustee under a Trust Agreement dated March 11th, 2014, and known as the 155 NORTH ABERDEEN LAND TRUST of 501 Silverside Rd., Ste 87ATT Wilmington, DE 19809, the following described real estate in the County of Cook and State of Illinois:

LEGAL DESCRIPTION ATTACHED ON EXHIBIT "A".

Commonly known as: 155 N. Aberdeen, #306, Chicago, IL 60607

Permanent Real Estate Index Numbers: 17-08-429-021-1011
17-08-429-021-1024
17-08-429-021-1025
17-08-429-021-1035

TO HAVE AND TO HOLD the above premises with the appurtenances upon the above trust and for the uses and purposes herein and in the trust agreement for the above trust set forth.

FULL POWER AND AUTHORITY is hereby granted to the above trustee to improve, manage, protect and subdivide the above premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide the above premises 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 the above 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 the above trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the above premises, or any part thereof; to lease the above premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, 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 rental; to partition or to exchange the above premises, or any part thereof, for other real or personal

City of Chicago
Dept. of Finance
666122



Real Estate
Transfer
Stamp

\$0.00

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property; to grant elements or changes of any kind; to release, convey or assign any right, title or interest in or about the easement appurtenant to the above premises or any part thereof; and to deal with the above premises 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 or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the above trustee in relation to the above premises, or to whom the above premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the above trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the above premises, or be obliged to see that the terms of the above trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the above trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement for the above trust; and every deed, trust deed, mortgage, lease or other instrument executed by the above trustee in relation to the above premises 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 above trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in the trust agreement for the above trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the above 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.

And the above Grantor hereby expressly waives and releases any and all rights or benefits 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 above Grantor has hereunto set his hand this 16th day of March, 2014.


 JASON ZILBERBRAND

THIS INSTRUMENT WAS PREPARED BY:


Stern Law Team, LLC
 1363 Shermer Road, Suite 324
 Northbrook, IL 60062

SEND TAX BILLS TO:

155 North Aberdeen Land Trust
 501 Silverside Rd.
 Ste 87ATT
 Wilmington, DE 19809

MAIL TO:

Gary J. Stern
 Stern Law Team, LLC
 1363 Shermer Road, Suite 324
 Northbrook, IL 60062


 COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER
 PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE
 TRANSFER ACT.

DATE: MARCH 16, 2014

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

306 AND P-11, P-12 AND P-22 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND.

PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO.

BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF ROOF DECK SPACE FOR UNIT 306 AND STORAGE SPACE FOR UNIT 306, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

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

Dated April 28, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Jason Zilberbrand
This 28th day of April 2014
Notary Public [Handwritten Signature]

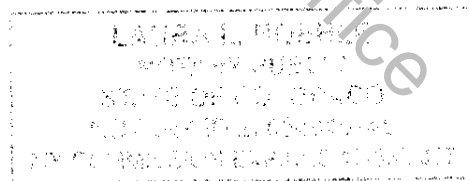


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date April 28th, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Berlin Wachsmann
This 28th day of April 2014
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)