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Doc#: 1428756001 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2014 08:22 AM Pg: 1 of 3

MAIL TO: *Chris J. Aiello, P.C.*
322 S. Ardmore Ave
Villa Park, IL 60181

_____[The Above Space For Recorder's Use Only]_____

DEED IN TRUST
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, **SCOTT M. ZIVIN**, a married man, of the City of CHICAGO, County of COOK State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEY(s) and WARRANT(s) to

THE FRANK J. BATTAGLIA LIVING TRUST DATED OCTOBER 6, 2004
474 N. LAKE SHORE DRIVE, UNIT 2012, CHICAGO, IL 60611

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Permanent Real Estate Index Number(s): **17-10-222-007-1054 & 17-10-222-007-1874**

Address(es) of Real Estate: **474 N. LAKE SHORE DRIVE, UNIT 2012, CHICAGO, IL 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.

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 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 consideration as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

14128404
CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 906
Northbrook, IL 60062

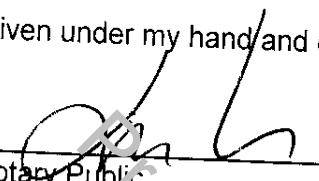
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

SCOTT M. ZIVIN, a married man,

personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal, this 1st day of October, 2014



Notary Public



My Commission Expires 01-05 2015

This instrument was prepared by: Bernard J. Michna, 400 Central Ave, Suite 230, Northfield, IL 60093

Send Subsequent Tax Bills to: SCOTT M. ZIVIN, TRUSTEE, 474 N. LAKE SHORE DRIVE, UNIT 2012, CHICAGO, IL 60611

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 2012 AND PARKING SPACE PS375 IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: PART OF LOT 2 IN BLOCK 5 IN CITY FRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT O TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, 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 FIRST AMENDMENT TO GRANT AND DECLARATION OF NON-EXCLUSIVE EASEMENT FROM CHICAGO DOCK AND CANAL TRUST TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1986 AND KNOWN AS TRUST NUMBER 67050 DATED SEPTEMBER 30, 1986 AND RECORDED SEPTEMBER 30, 1986 AS DOCUMENT 86446718 AND AS AMENDED BY FIRST AMENDMENT RECORDED JULY 15, 1988 AS DOCUMENT 88312033 FOR INGRESS AND EGRESS AND NAVIGATIONAL PURPOSES.

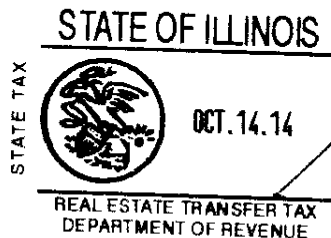
City of Chicago
Dept of Finance
675727



Real Estate
Transfer
Stamp
\$2,677.50

Batch 8.870,811

10/6/2014 12:34
DR43142



REAL ESTATE TRANSFER TAX
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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 predecessors in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions 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 hereby expressly waives and releases 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.

Dated this 1st day of October, 2014

Scott M. Zivin
 SCOTT M. ZIVIN

COOK COUNTY
ESTATE TRANSACTION TAX

 OCT. 14. 14
VENUE STAMP

8000004392
REAL ESTATE
TRANSFER TAX
 0012750
 FP 103048