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DEED
IN TRUST

Mail to:
Keyur A. Shah & Neha D. Shah
400 N. Orleans St., Unit C
Chicago, Illinois 60654

Doc#: 1525949191 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2015 02:15 PM Pg: 1 of 4

WITNESSETH, that the Grantors,
Keyur A. Shah and Neha D. Shah,
husband and wife, as Tenants by the
Entirety, of 400 N. Orleans St., Unit C, Chicago, Illinois 60654, for the consideration of Ten &
no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby remise,
release and quitclaim unto **a one-half (1/2) interest to Keyur A. Shah, Trustee of the Keyur A.
Shah Revocable Living Trust dated September 4, 2015, and a one-half (1/2) interest to Neha
D. Shah, Trustee of the Neha D. Shah Revocable Living Trust dated September 4, 2015, as
tenants by the entirety** all right, title, interest and claim in the following described Real Estate,
situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL

P.I.N. 17-09-256-006-1006

Property Address: 400 N. Orleans St., Unit C, Chicago, Illinois 60654

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL
ESTATE TRANSFER ACT.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said
premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 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 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 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 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.


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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 or their predecessor in trust.

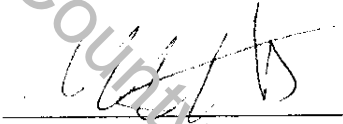
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

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 and sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 4th day of Sept, 2015.



 Keyur A. Shah





 Neha D. Shah

STATE OF ILLINOIS, COUNTY OF Cook:

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Keyur A. Shah and Neha D. Shah are personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release/waiver of the right of homestead.

Given under my hand and official seal this 4th day of Sept, 2015.

My commission expires 12/28/15

 
 Notary Public

Mail subsequent tax bills to: Keyur and Neha Shah- 400 N. Orleans St., # C, Chicago, IL 60654
 THIS INSTRUMENT PREPARED BY: Gardi & Haught, Ltd. 939 N. Plum Grove Road, Suite C Schaumburg, IL 60173

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT C IN THE 400 N. ORLEANS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 (EXCEPT THE WEST 18 FEET) AND ALL OF LOT 16 IN BLOCK 2 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 9, 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 NUMBER 0726422089 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 SPACES P-6 AND P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 072642089.

PARCEL 3:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, RECORDED SEPTEMBER 18, 1990 AS DOCUMENT 90454674 FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROPOSED STRUCTURE (A TWELVE-STORY OFFICE BUILDING) WITHIN THE AIR SPACE BOUNDARIES.

Address of Property:

400 North Orleans Street, Unit C, and Parking Spaces
P-6 and P-7, Chicago, IL 60654

P.I.N.:

17-09-256-006-1006

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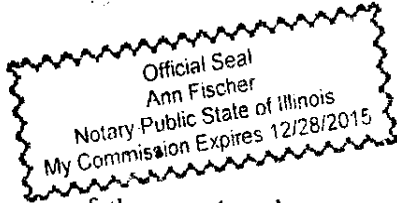
STATEMENT BY GRANTOR AND GRANTEE

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 Sept 4th, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 4th day of Sept, 2015
Notary Public Ann Fischer

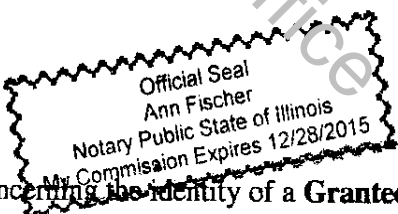


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 4, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 4th day of Sept, 2015
Notary Public Ann Fischer



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.)