

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

PREPARED BY AND RETURN  
AFTER RECORDING TO:

Jeffrey M. Hucek  
Attorney at Law  
2015 Spring Road, Suite 280  
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Loba Emami  
340 E. Randolph Drive, No. 1505  
Chicago, IL 60601



Doc#: 1527344024 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2015 11:42 AM Pg: 1 of 4

**THE GRANTORS** SAHMAN EMAMI and LOBA EMAMI, husband and wife, of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and warrant to LOBA EMAMI, not individually, but solely as Trustee under the provisions of the LOBA EMAMI TRUST DATED JULY 16, 2002, of 340 E. Randolph Drive, No. 1505, Chicago, Illinois 60601, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook and State of Illinois:

Parcel 1: Units 2206, as delineated on Survey of part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional 1/4 of Section 10, 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 94993981, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive use to the use of parking space 37, a limited common element as delineated on the Survey attached to the Declaration, aforesaid, and Amendment to Declaration recorded as Document 0010761157, in Cook County, Illinois.

Permanent Real Estate Index No.: 17-10-318-031-1150

Address of Real Estate: 360 E. Randolph Drive, #2206 and P-37, Chicago, Illinois 60601

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said real estate 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 real estate 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

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authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate, 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 real estate, 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 real estate or any part thereof; and to deal with said real estate 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.

In no case shall any party dealing with said Trustee in relation to said real estate, or to whom said real estate 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 real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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 all amendments thereof, if any, 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 under said trust agreement 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.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals on the 24th day of June, 2015.

*Bahman Emami*

Bahman Emami

*Loba Emami*

Loba Emami

STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF DUPAGE )

**REAL ESTATE TRANSFER TAX**

30-Sep-2015

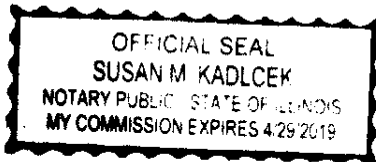


<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00

17-10-318-031-1150 | 20150801620005 | 1-855-938-432

I, the undersigned, a Notary Public in and for said County and State, hereby certify that BAHMAN EMAMI and LOBA EMANI, personally known to me to be the same persons whose names are subscribed to the foregoing 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 and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of June, 2015.



*Susan M. Kadlcek*  
 NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph e, Section 31-45 of said Law.

*Loba Emami*  
 Buyer, Seller or Representative (Date)

**REAL ESTATE TRANSFER TAX**

30-Sep-2015



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-10-318-031-1150 | 20150801620005 | 0-618-979-200

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## STATEMENT BY GRANTOR AND GRANTEE

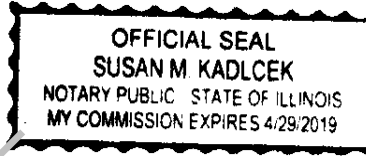
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: June 24, 2015

Signature: *Saba Emami*  
Grantor or Agent

Subscribed and sworn to before me  
this 24th day of June, 2015.

*Susan M. Kadlcek*  
Notary Public



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 24, 2015

Signature: *Saba Emami*  
Grantee or Agent

Subscribed and sworn to before me  
this 24th day of June, 2015.

*Susan M. Kadlcek*  
Notary Public

