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WARRANTY DEED IN TRUST

This Instrument Prepared By/Return To:
The Foster & Buick Law Group, LLC
Attorneys at Law
2040 Aberdeen Court
Sycamore, Illinois 60178

Doc#: 1530255238 Fee: \$52.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2015 03:13 PM Pg: 1 of 7

Taxes to Grantees:

Dhaval N. Thakkar, as Trustee
Jigisha Thakkar, as Trustee
39W665 Goldenrod Drive
St. Charles, IL 60175

* The Above Space for Recorder's Use Only *

THIS INDENTURE Made this 6th day of August, 2015, between **DHAVAL THAKKAR** and **JIGISHA THAKKAR, husband and wife**, of the City of St. Charles in the County of Kane and State of Illinois, Grantors, and **DHAVAL N. THAKKAR, not individually but as Trustee of the Dhaval N. Thakkar Living Trust dated May 20, 2011, and any amendments thereto**, whose address is 39W665 Goldenrod Drive, of the City of St. Charles, County of Kane, State of Illinois, and **JIGISHA THAKKAR not individually but as Trustee of the Jigisha Thakkar Living Trust dated May 20, 2011, and any amendments thereto**, whose address is 39W665 Goldenrod Drive, of the City of St. Charles, County of Kane, State of Illinois, **not as Tenants in Common nor as Joint Tenants with Right of Survivorship but as Tenants by the Entirety, with Dhaval N. Thakkar as grantor and primary beneficiary of the Dhaval N. Thakkar Living Trust dated May 20, 2011, and any amendments thereto, and Jigisha Thakkar as grantor and primary beneficiary of the Jigisha Thakkar Living Trust dated May 20, 2011, and any amendments thereto, and Dhaval N. Thakkar and Jigisha Thakkar being husband and wife with their interests as husband and wife in the homestead property herein described being held as Tenants by the Entirety**, all interest in the following described real estate located in DeKalb County, Illinois, to-wit:

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and warrant to the said parties of the second part the real estate described on the attached Exhibit "A".

Grantors also hereby grant to the Grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantors reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2014 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) terms, provisions and conditions of that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded June 4, 2009 as Document Number 0915534060, as same may be amended from time to time; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded September 10, 2009 as document number 0925316039, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document

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number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) applicable zoning and building laws and ordinances; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; and (l) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

Commonly known as: **225 N. Columbus, Unit 5806, Chicago, Illinois 60601**
Permanent Index Nos. **17-10-318-063-1066 and 17-10-318-063-1533**

situated in the State of Illinois, and the Grantors are not currently residing in this property, thus the statutes of the State of Illinois providing for the exemption of homesteads are not applicable.

TO HAVE AND TO HOLD, the above granted premises forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

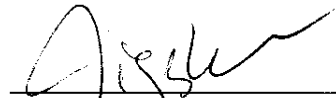
Full power and authority is hereby granted to said trustee to improve, manage and protect said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant such successor or successors all of the title, estate powers and authorities or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and 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 any 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.

In no case shall any party dealing with said trustee or successor be obliged to see that the terms of said trust have been complied with or to inquire into any of the terms of said trust agreement; and every deed 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 such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by said trust agreement and under this indenture 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 and is binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed or other instrument and (d) if the conveyance is made to a successor or successors in trust that such successor or successors have been properly appointed and are fully vested with all title, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.


_____(SEAL)
DHAVAL THAKKAR, Grantor


_____(SEAL)
JIGISHA THAKKAR, Grantor

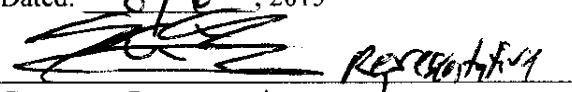
STATE OF ILLINOIS)
) SS.
COUNTY OF DE KALB)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **DHAVAL THAKKAR** and **JIGISHA THAKKAR**, 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 notarial seal, this 6th day of August, A.D. 2015.


_____(SEAL)
Notary Public

Exempt under the provisions of Paragraph E, Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Dated: 8/6, 2015


Grantor or Representative



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EXHIBIT "A"

Commonly known as: **225 N. Columbus, Unit 5806, Chicago, Illinois 60601**
Permanent Index Nos. **17-10-318-063-1066 and 17-10-318-063-1533**

PARCEL 1:

UNIT 5806 AND PARKING SPACE UNIT LL2-79, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-202, A LIMITED COMMON ELEMENT, IN THE AQUA AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1, 1A, 2, 3A AND 3B IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT

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0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 4, 2009 AS DOCUMENT 0915534060 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316038 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 3, 2010 AS DOCUMENT 1030734054 AND AS FURTHER AMENDED BY THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 2, 2011 AS DOCUMENT 1112218070, FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

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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 SEP. 23rd, 2015

Signature: _____

Grantor or Agent
Jigisha Thakkar

Subscribed and sworn to before me
By the said Jigisha Thakkar
This 23rd, day of September, 2015
Notary Public _____



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 SEP. 23rd, 2015

Signature: _____

Grantee or Agent
Jigisha Thakkar, as Trustee

Subscribed and sworn to before me
By the said Jigisha Thakkar, Trustee
This 23rd, day of September, 2015
Notary Public _____



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.

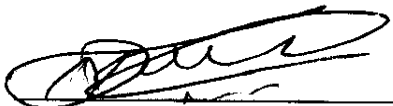
(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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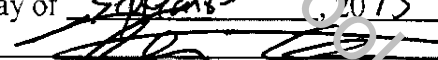
STATEMENT BY GRANTOR AND GRANTEE

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Dated SEP. 23rd, 2015

Signature: 

Grantor or Agent
Dhaval Thakkar

Subscribed and sworn to before me
By the said Dhaval Thakkar
This 23rd day of September, 2015
Notary Public 




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 SEP. 23rd, 2015

Signature: 

Grantee or Agent
Dhaval N. Thakkar, as Trustee

Subscribed and sworn to before me
By the said Dhaval N. Thakkar, Trustee
This 23rd day of September, 2015
Notary Public 



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.)