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Doc#: 1530318024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 10:07 AM Pg: 1 of 3

First American Title Insurance Company

WARRANTY DEED IN TRUST Individual

ATT-15018769ANCAL/PR

THE GRANTOR(S), Steven M. Theiss and Kimberly H. Theiss A/K/A Kim Theiss, husband and wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Lewis Manilow, Susan Manilow and Michael A. LoVallo, as Trustees of the Declaration of Trust Establishing the L. Manilow Trust dated February 8, 2001, as amended and restated, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; Condominium Declaration and By-Laws; all special governmental taxes or assessments confirmed and unconfirmed; real estate general taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-04-424-055-1023
Address(es) of Real Estate: 30 W. Oak St., #12B, Chicago, IL 60610

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

ATT-Box 334

CCRD REVIEWER RA 3 DR

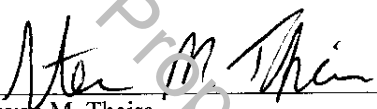
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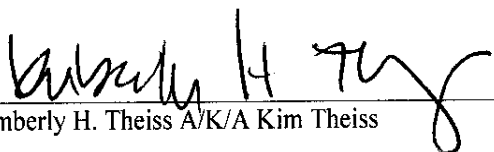
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 22nd day of October, 2015.

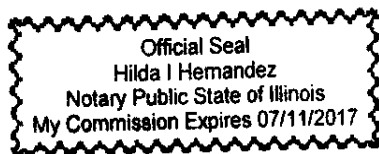

Steven M. Theiss


Kimberly H. Theiss A/K/A Kim Theiss

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Steven M. Theiss and Kimberly H. Theiss, 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 22nd day of October, 2015.



 (Notary Public)

Prepared by:



Neal M. Ross
670 N. Clark St., Suite 300-W
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		28-Oct-2015
	CHICAGO:	30,000.00
	CTA:	12,000.00
	TOTAL:	42,000.00

17-04-424-055-1023 | 20151001636045 | 1-515-663-424

Mail To:

Cynthia Jared, Esq.
c/o ReedSmith LLP
10 S. Wacker Dr., Suite 4000
Chicago, IL 60606-7507

REAL ESTATE TRANSFER TAX		28-Oct-2015
 	COUNTY:	2,000.00
	ILLINOIS:	4,000.00
	TOTAL:	6,000.00

17-04-424-055-1023 | 20151001636045 | 2-052-534-336

Name and Address of Taxpayer & Grantee:

Susan Manilow
30 W. Oak St., #12B
Chicago, IL 60610

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Exhibit "A"

Parcel A:

Unit Number 12B in the 30 West Oak Condominium, as delineated on a survey of the following described tract of land:

Parcel 1:

The South 90.0 feet of lots 1 and 2 taken as a tract lying below a horizontal plane of 114.48 feet Chicago City Datum in the subdivision of block 16 in Bushnell's Addition to Chicago in the east 1/2 of the southeast 1/4 of Section 4, Township 39 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

that part of Lots 1 and 2 (except the south 90.0 feet thereof), taken as a tract lying below a horizontal plane of 14.01 feet Chicago City Datum in the subdivision of block 16 in Bushnell's Addition to Chicago in the east 1/2 of the southeast 1/4 of Section 4, township 39 north, range 14 east of the third principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "C" to the declaration of condominium recorded as document number 0629110006, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel B:

The exclusive right to the use of parking spaces p-54 and p-65 and storage space s-01, both limited common elements as delineated on the survey of the declaration recorded as document 0629110006 as amended from time to time.

Parcel C:

Non-exclusive easements for the benefit of Parcel 1 as created by easement agreement recorded October 18, 2006 as document 0629110005 over the burdened land described therein for Ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the land therein referred to as the "Condo garage" (said burdened land commonly referred to in said agreement as the "townhome parcel" and townhome improvement".