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WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **MANISH C. Bhatia**, an individual, of Cook County, State of Illinois for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto **MANISH C. BHATIA, or his successors, not individually, but as Trustee under the MANISH C. BHATIA REVOCABLE TRUST u/a/d May 4, 2015, as amended (the "Declaration")**, all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:



Doc#: 1534350085 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 02:14 PM Pg: 1 of 5

SEE "EXHIBIT A" ATTACHED HERETO

Common Address of Property: 1222 Chicago Ave., Unit B305, Evanston, IL 60202

PIN: 11-19-105-040-1033

TO HAVE AND HOLD said premises with the appurtenances, upon the trust and for the uses and purposes set forth herein and in the Declaration.

In addition to all of the powers and authority granted to the Trustee by the terms of the Declaration, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest

CITY OF EVANSTON
EXEMPTION

CITY CLERK

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in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Declaration have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Declaration. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 the Declaration 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 the Declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And 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.

30 IN WITNESS WHEREOF, the GRANTOR, has hereunto set his hand and seal this
day of NOVEMBER, 2015.



MANISH C. BHATIA

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Puneet Cham, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MANISH C. BHATIA, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of November, 2015.



Puneet Cham
 Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISION OF PARAGRAPH 4(e) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Date: 11/30/2015 Signed: [Signature]
 Buyer, Seller or Agent

Prepared by and Mail To:
 MANISH C. BHATIA
 Attorney at Law
 1222 Chicago Ave., #305
 Evanston, IL 60202

Send all subsequent tax bills to:
 MANISH C. BHATIA, Trustee
 1222 Chicago Ave., #305
 Evanston, IL 60202

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EXHIBIT A **LEGAL DESCRIPTION**

PARCEL 1:

UNIT NUMBER B305 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF P-121 AND S-121, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3:

EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the names 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.

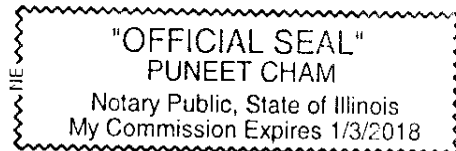
Date: 11/30/2015 Signature: 
MANISH C. BHATIA

Subscribed and sworn to before me by MANISH C. BHATIA this 30th day of November, 2015.



Notary Public

My commission expires:

1/3/2018



The grantee or his/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 title to real estate under the laws of the State of Illinois.

Date: 11/30/2015 Signature: 
MANISH C. BHATIA, Trustee of the
MANISH C. BHATIA REVOCABLE TRUST
u/a/d May 4, 2015

Subscribed and sworn to before me by MANISH C. BHATIA this 30th day of November, 2015.


Notary Public

My commission expires:

1/3/2018

