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1601445042

MAIL TO:
HANSON ANSARY
910 S. Michigan
Chicago IL 60605

Doc#: 1601445042 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2016 02:17 PM Pg: 1 of 5

SEND TAX BILLS TO:
HANSON ANSARY
910 S. Michigan
Chicago IL 60605

DEED INTO TRUST

The GRANTOR, HANSON J. ANSARY, of 910 S. Michigan, Unit 1701, Chicago IL 60604, married to CLAUDIA ZERVOS, of the same address, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, conveys and warrants to HANSON J. ANSARY, as Trustee under the Trust known as the HANSON J. ANSARY SELF DECLARATION OF TRUST dated December 31, 2015, and as may be subsequently amended, and unto all and every successor or successors in each trust under its respective trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1701 IN MICHIGAN AVENUE LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN ASSESSORS DIVISION, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 31, 1998 AS DOCUMENT 98774537, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT RECORDED 49C, LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537.

Permanent Real Estate Index Number: 17-15-307-036-1259

Address of Real Estate: 910 S. Michigan Avenue, Unit 1701,
Chicago, IL 60604

CCRD REVIEWER 

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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, streets, 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 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 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 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

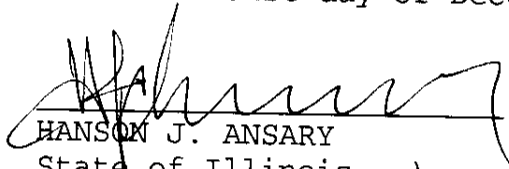
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this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other 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 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 grantor(s) hereby expressly waive(s) and release(s) any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor has set his hand and seal this 31st day of December, 2015.

 (SEAL)

HANSON J. ANSARY
 State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that HANSON J. ANSARY, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal this 31st day of December, 2015


 NOTARY PUBLIC



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



12/31/15
Date

[Signature]
Grantor or Agent

This instrument was prepared by Sara E. Sumner, 1617 N. Hoyne, Chicago, IL 60647.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-15-307-036-1259 20160101660502 1-837-759-552		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		14-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-15-307-036-1259 20160101660502 1-595-276-352		

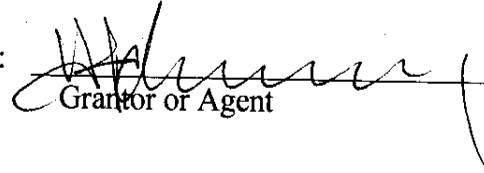
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STATEMENT BY GRANTOR AND GRANTEE

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 December 31, 2015

Signature:


Grantor or Agent

Subscribed and sworn to before me by the said Hanson Ansary this 31st day of December, 2015.

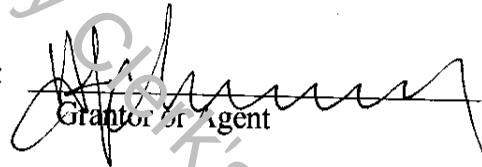


Notary Public Sara E. Sumner

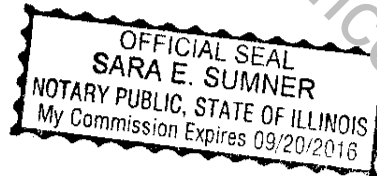
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business and 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 December 31, 2015

Signature:


Grantor or Agent

Subscribed and sworn to before me by the said Hanson Ansary this 31st day of December, 2015.



Notary Public Sara E. Sumner

NOTE: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)