

# UNOFFICIAL COPY



\*1711518027D\*

Doc# 1711518027 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2017 11:14 AM PG: 1 OF 6

COOK COUNTY, ILLINOIS  
TRUSTEES' DEED

MAIL TO: PIYUSH K. SINGH  
60 EAST MONROE ST.  
UNIT 7002  
CHICAGO, IL 60603

## TRUSTEES' DEED

This Trustee's Deed is made as of the 14 day of April 2017 between **PIYUSH K. SINGH and VIJAY SINGH, AS CO-TRUSTEES OF THE SANGEETA SINGH TRUST AGREEMENT DATED JUNE 19, 2012, AS AMENDED ON MARCH 4, 2013** ("Grantor"), whose address is 60 East Monroe Street, Unit 7002, Chicago, Illinois, and **PIYUSH K. SINGH and VIJAY SINGH, of Chicago, Illinois, AS CO-TRUSTEES OF THE SANGEETA SINGH FAMILY TRUST UNDER TRUST AGREEMENT DATED JUNE 19, 2012, AS AMENDED ON MARCH 4, 2013**, ("Grantee"), whose address is 60 East Monroe Street, Unit 7002, Chicago, Illinois.

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged by these presents does **CONVEY** and **QUITCLAIM** unto the Grantee, and their successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

An undivided one-half interest in and to the legal description attached as Exhibit A

P.I.N. 17-15-101-026-1795 and 17-15-101-026-1489

Commonly known as: 60 E. Monroe Street, Unit 7002, Chicago, Illinois 60603 and United Parking Space 10-23.

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Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement for the benefit of the property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Legacy at Millennium Park Condominium ("Declaration"), aforesaid.

Subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, their successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has signed these presents as of the day and year first above written.

  
 \_\_\_\_\_  
 PIYUSH K. SINGH, AS CO-TRUSTEE OF THE  
 SANGEETA SINGH TRUST AGREEMENT  
 DATED JUNE 19, 2012, AS AMENDED ON  
 MARCH 4, 2013

  
 \_\_\_\_\_  
 VIJAY SINGH, AS CO-TRUSTEE OF THE  
 SANGEETA SINGH TRUST AGREEMENT  
 DATED JUNE 19, 2012, AS AMENDED ON  
 MARCH 4, 2013

REAL ESTATE TRANSFER TAX 25-Apr-2017



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

17-15-101-026-1795 | 20170401640006 | 0-489-431-488

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 25-Apr-2017



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

17-15-101-026-1795 | 20170401640006 | 0-306-527-936

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STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public, do hereby certify that **PIYUSH K. SINGH** and **VIJAY SINGH**, not personally or individually, but **AS CO-TRUSTEES OF THE SANGEETA SINGH TRUST AGREEMENT DATED JUNE 19, 2012, AS AMENDED ON MARCH 4, 2013**, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and seal this 14<sup>th</sup> day of April, 2017

  
Notary Public

MAIL TAX BILL TO: PIYUSH K. SINGH, CO-TRUSTEE  
SANGEETA SINGH MARITAL TRUST  
60 EAST MONROE ST.  
UNIT 7002  
CHICAGO, IL 60603



Exempt 35 ILCS 200/31-45(e).  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 7002 and Unit Parking Space 10-23, together with the exclusive right to use Storage Space S-12M06-38 and B 17-06, limited common elements, in the Legacy at Millennium Park Condominium, as delineated on the plat of survey of part of the following described parcels of real estate:

Lots 6 and 7 in Block 1 in Fractional Section 15, 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 Ownership and of Easements, Restrictions, Covenants and By-Laws for the Legacy at Millennium Park Condominium dated September 22, 2009 and recorded September 25, 2009, as Document No. 0926818079, as amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Easement Agreement dated September 9, 2005 by and between The Art Institute of Chicago, an Illinois not-for-profit corporation and Monroe/Wabash Development, LLC, a Delaware limited liability company recorded September 9, 2005, as Document No. 0525232121 for ingress and egress through the Lobby Area as described therein and pursuant to the terms contained therein.

#### Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Reciprocal Easement and Operating Agreement dated September 25, 2009 and recorded September 25, 2009, as Document No. 0926818077 by and between Monroe/Wabash Development, LLC, a Delaware limited liability company and Monroe/Wabash SAIC, LLC, a Delaware limited liability company (its successors and assigns) for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

Grantor also hereby grants to the grantee, 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.

PINs: 17-15-101-026-1795 (Unit 7002)

17-15-101-026-1489 (Unit Parking Space 10-23)

Commonly known as: 60 E. Monroe Street, Unit 7002, Chicago, Illinois 60603

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4/14/17

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Michael Signore

By the said (Name of Grantor) Piyush K. Singh, Co-Trustee AFFIX NOTARY STAMP BELOW

On this date of: 4/14/17

NOTARY SIGNATURE: \_\_\_\_\_



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4/14/17

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Michael Signore

By the said (Name of Grantee) Piyush K. Singh, Co-Trustee AFFIX NOTARY STAMP BELOW

On this date of: 4/14/17

NOTARY SIGNATURE: \_\_\_\_\_



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)

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DATED: 3 | 31 | 17

SIGNATURE: [Signature]  
GRANTOR or AGENT

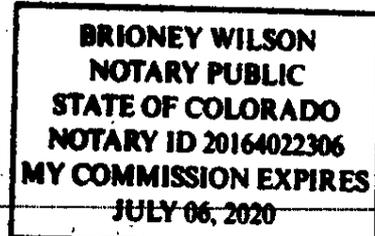
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Brioney Wilson

By the said (Name of Grantor): Vijay Singh, Co-Trustee AFFIX NOTARY STAMP BELOW

On this date of: 3 | 31 | 17

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 31 | 17

SIGNATURE: [Signature]  
GRANTEE or AGENT

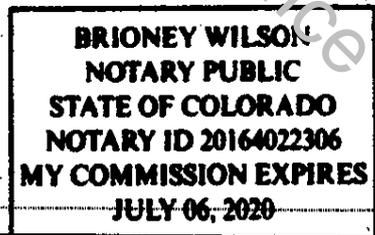
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Brioney Wilson

By the said (Name of Grantee): Vijay Singh, Co-Trustee AFFIX NOTARY STAMP BELOW

On this date of: 3 | 31 | 17

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

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