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Alms Accom
Deed in Trust

Mail to:
Shakuntala Rai, Trustee
740 Huntington Drive
Carol Stream, IL 60188

Name and Address of Taxpayer:
Shakuntala Rai, Trustee
740 Huntington Drive
Carol Stream, IL 60188



Doc# 1730739132 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2017 02:25 PM PG: 1 OF 5

On this 2nd day of August, 2017, THE GRANTOR, SHAKUNTALA RAI, a single woman, and INDRAJEET RAI, a married man, of the Village of Carol Stream, the County of DuPage, and State of Illinois, for and in consideration of Ten and no/100 Dollars, (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto

SHAKUNTALA RAI,
not individually but as trustee
of 740 Huntington Drive, Carol Stream, IL 60188

under the provisions of a trust agreement dated the 2nd day of August, 2017 and known as Trust No. 001, (herein referred to as "said trustee,") and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois to wit:

Legal description attached as Exhibit A

Permanent Index No. 17-10-400-043-1041 and 17-10-400-043-1340
Common Address: 450 E. Waterside Drive, Unit #510 and P-140, Chicago, IL 60601

together with the tenements, herditaments and appurtenances thereunto belonging or in any wise appertaining 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 improve, manage, protect, 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


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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 presently 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, 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 grant 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 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 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 obligated or privileged to inquire into the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 of 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 this Indenture and in said trust agreement or in some amendment thereof and binding upon all the 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.

REAL ESTATE TRANSFER TAX	03-Nov-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-10-400-043-1041 | 20171001644035 | 0-083-546-144

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

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If any title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release 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.

In witness whereof the Grantors have hereunto set their hands and seals the day and year first above written.

Shakuntala Rai
Shakuntala Rai

Indrajeet Rai
Indrajeet Rai

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shakuntala Rai, a single woman and Indrajeet Rai, a married man, personally known to me to be the same person whose names are subscribed to the forgoing instrument appeared before me this day in person and acknowledged that she and he signed, sealed, and delivered the said instrument as her and 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 official seal this 2nd day of August 2017.

David E Alms

Notary Public

my commission expires: 3/15/21



IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
2 SECTION 4, REAL ESTATE TRANSFER

Name and Address
of Preparer:

ACT

DATE: 8/2/2017

David E. Alms, Esq.
2815 Forbs Avenue
Suite 107
Hoffman Estates, IL 60192

David E Alms
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		03-Nov-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
17-10-400-043-1041		20171001644035 1-774-616-608

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EXHIBIT A

Parcel 1:

Unit 510 and Parking Space P-140, together with the exclusive right to use storage space S-25, a limited common element in Chandler Condominiums as delineated and defined on a survey of the following described real estate:

Lot 7, except the east 16.85 feet thereof (as measured perpendicularly to the east line of said lot 7), 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 as Document No. 0719315075 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 last amended 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.

Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded July 12, 2007 as document number 0719315076 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

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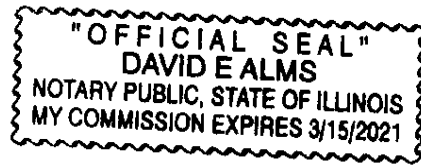
STATEMENT BY GRANTOR AND GRANTEE

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 August 2, 2017

Signature: Shakuntala Rai
Grantor or Agent

Subscribed and sworn to before me
By the said Shakuntala Rai
This 2nd day of August, 2017
Notary Public [Signature]

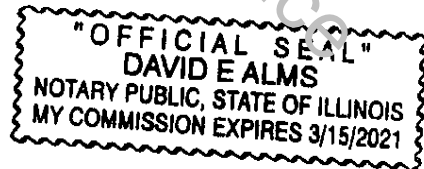


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 2, 2017

Signature: Shakuntala Rai
Grantee or Agent

Subscribed and sworn to before me
By the said Shakuntala Rai, Trustee
This 2nd day of August, 2017
Notary Public [Signature]



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.)