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Doc# 1905113031 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2019 12:34 PM PG: 1 OF 5

WARRANTY DEED

TAXPAYER NAME & ADDRESS:

Arman Mohseni
201 N. Westshore Drive, Unit 2301
Chicago, IL 60601

THE GRANTORS, ARMAN MOHSENI AND SHARON MOHSENI, husband and wife, of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to ARMAN MOHSENI, OR HIS SUCCESSOR IN TRUST, AS TRUSTEE OF THE ARMAN MOHSENI TRUST DATED FEBUARY 7, 2001, OF 201 N. WESTSHORE DRIVE, UNIT 2301, CHICAGO, IL 60601, AND SHARON A. MOHSENI, OR HER SUCCESSOR IN TRUST, AS TRUSTEE OF THE SHARON A. MOHSENI TRUST DATED FEBUARY 7, 2001 OF 201 N. WESTSHORE DRIVE, UNIT 2301, CHICAGO, IL 60601, as to an un-divided one-half (1/2) interest, both of which ARMAN MOHSENI AND SHARON A. MOHSENI are primary beneficiaries, SAID BENEFICIAL INTERESTS TO BE HELD AS TENANCY BY THE ENTIRETY, the following described real estate situated in Cook County, State of Illinois to wit:

Exempt under provisions of Sec. 31 - 45(e) of the Real Estate Transfer Tax Law.

Date: Feb 6, 2019

Arman Mohseni

Date: 2-6, 2019

Sharon Mohseni

Permanent Real Estate Index Number: 17-10-400-031-1153 and 17-10-400-031-1301
Address of Real Estate: 201 North Westshore Drive, Unit 2301 and P-099, Chicago, Illinois 60601

Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

REAL ESTATE TRANSFER TAX

20-Feb-2019



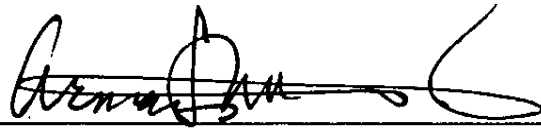
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-10-400-031-1153 | 20190201603640 | 1-621-539-232

JA

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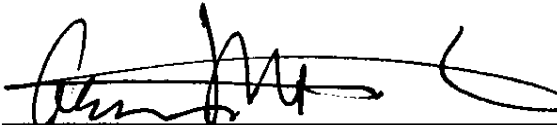
DATED Feb 6, 2019.

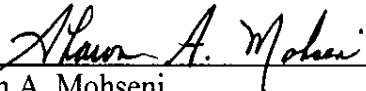

Arman Mohseni

Sharon Mohseni

Acceptance of Trustees of Grantee:

DATED Feb 6, 2019.


Arman Mohseni


Sharon A. Mohseni

STATE OF ILLINOIS

)
) SS:
)

COUNTY OF COOK


I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARMAN MOHSENI AND SHARON A. MOHSENI who each produced _____ as identification or are 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 under oath, acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, 2/6, 2019.




Notary Public

This instrument was prepared by: Jason M. Chmielewski, Law Office of Jason M. Chmielewski PC, 10 South LaSalle Street, Ste. 3500, Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	20-Feb-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-400-031-1153 | 20190201603640 | 0-637-548-960

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

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RIDER

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 present or 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 to grant options to lease and 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 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 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, contract 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 obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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.

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EXHIBIT A LEGAL DESCRIPTION

Real property situated in the County of Cook, State of Illinois, to wit:

UNIT 2301 AND PARKING SPACE UNIT P-099 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 154 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UN-SUBDIVIDED 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 THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

APN #: **17-10-400-031-1153; 17-10-400-031-1301**

COMMONLY KNOWN AS 201 N. WESTSHORE DRIVE, UNIT 2301, CHICAGO, IL 60601

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GRANTOR/GRANTEE STATEMENT

The Grantor or its Agent affirms that, to the best of its knowledge, the name of the Grantor 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: Feb 6, 2019

[Signature]
Grantor or Agent

[Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said
this 6 day of Feb 2019.

[Signature]
Notary Public



The Grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

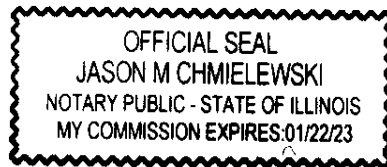
Dated: Feb 6, 2019

[Signature]
Grantee or Agent

[Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said
this 6 day of Feb 2019.

[Signature]
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)