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Doc#: 1907913005 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2019 09:23 AM Pg: 1 of 5

SPECIAL WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

McDermott Will & Emery LLP
444 West Lake Street, Suite 4000
Chicago, Illinois 60606
Attn: David R. Neville

Property Address:
310 S. Michigan Ave., Unit 900
Chicago, Illinois 60604

Permanent Index Number:
17-15-107-078-1015

Dec ID 20190301625127
ST/CO Stamp 0-546-835-872
City Stamp 0-009-964-960

[Above Space for Recorder's Use Only]

THE GRANTORS, **WILBER H. BOIES and VICTORIA J. BOIES, husband and wife**, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby GRANT, BARGAIN, SELL AND CONVEY unto (i) **WILBER H. BOIES IV, as Trustee of the WILBER H. BOIES IV TRUST DATED JANUARY 31, 1975**, as to an undivided fifty percent (50%) tenant-in-common interest, and (ii) **VICTORIA JOAN BOIES, as Trustee of the VICTORIA JOAN BOIES 1999 TRUST**, as to an undivided fifty percent (50%) tenant-in-common interest (the named individuals, with all successors, are referred to herein as the "Trustees"), all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, *to-wit*:

SEE ATTACHED EXHIBIT A

Grantors also hereby grant to said grantees, their successors and assigns, as rights and easements appurtenant to said real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Condominium.

TO HAVE AND TO HOLD said real estate with all privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said grantee, its successors and assigns, forever, subject to easements, covenants, conditions, restrictions, and reservations of record, the Declaration of Condominium, building lines, public and utility easements, zoning and building codes, and real estate taxes and assessments not yet due and payable. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but none other.

In addition to all of the powers and authority granted to the Trustees by the terms of said trust instruments, full power and authority is hereby granted to the Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof,


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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 99 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 real estate, 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 Trustees in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of such trusts have been complied with or be obliged to inquire into the necessity or expediency of any act of the Trustees; or be obliged or privileged to inquire into any of the terms of said trust instruments; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustees 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 trusts created by this Indenture and by said trust instruments were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said trust instruments or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were 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 by 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.

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 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.

REAL ESTATE TRANSFER TAX		19-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-15-107-078-1015 20190301625127 0-009-964-960		

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

REAL ESTATE TRANSFER TAX		19-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-15-107-078-1015 20190301625127 0-546-835-872		

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 900 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACES S9-A AND S9-B, LIMITED COMMON ELEMENT(S), AND PARKING SPACE UNITS P2-24 AND P2-28, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE ONA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

Common Address: 310 S. Michigan Ave., Unit 900, Chicago, IL 60604


PIN: 17-15-107-078-1015

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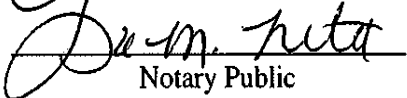
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her 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: February 7, 2019



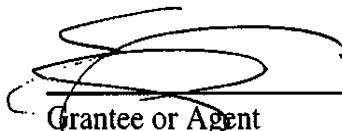
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 7th day of February, 2019.

Notary Public

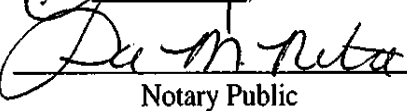


The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: February 7, 2019



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 7th day of February, 2019.

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.