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DEED IN TRUST (ILLINOIS)

Prepared by and after
recording mail to:

Todd M. Van Baren
Hoogendoorn & Talbot LLP
122 S. Michigan Ave., Suite 1220
Chicago, Illinois 60603-6263

THE GRANTORS

Robert Toyama and Mary F. Toyama,
husband and wife,


19085061180
Doc# 1908506118 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 03/26/2019 03:37 PM PG: 1 OF 4

of the City of Chicago, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to

Robert Toyama, Trustee of the Robert Toyama Revocable Trust, dated December 18, 1991, and unto all and every successor or successors in trust under said trust agreement, of 360 East Randolph, Unit #805, Chicago, IL 60601 as to an undivided one-half interest as a tenant in common and **Mary F. Toyama, Trustee of the Mary Frances Toyama Revocable Trust, dated December 18, 1991,** and unto all and every successor or successors in trust under said trust agreement, of 360 East Randolph, Unit #805, Chicago, IL 60601 as to an undivided one-half interest as a tenant in common.

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof,

To have and to hold said Real Estate 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 or 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 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 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.


JA

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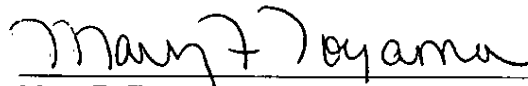
In no case shall any party dealing with said trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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.

Subject to: general real estate taxes not yet due or payable; and covenants, conditions and restrictions of record.

DATED this 25th day of February, 2019.

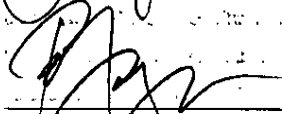


Robert Toyama

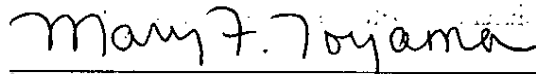


Mary F. Toyama

The undersigned, as grantees, hereby acknowledge receipt and acceptance of the delivery of this Deed in Trust from the grantors as of the date set forth above.



Robert Toyama, Trustee



Mary F. Toyama, Trustee

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200- 31/45(e).



Buyer, Seller or Representative

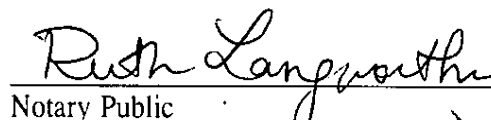
2/25/19
Dated

State of Illinois)
) ss.
County of Cook)

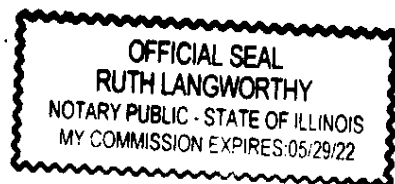
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Toyama and Mary F. Toyama, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

Given under my hand and official seal, this 25th day of February, 2019.

Commission expires 5/29/22



Notary Public



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EXHIBIT A

Legal Description:

Parcel 1:

Unit Number 805 in the Buckingham Condominium Private Residences as delineated on the survey of the following described parcel of real estate:

That part of the land lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at the point of intersection of the North line, extended East of East Randolph Street, with a line 564.001 feet, measured perpendicularly, East from and parallel with the East Line, and a Southward extension thereof, of North Columbus Drive, 110 feet wide, as said North Columbus Drive was dedicated and conveyed to the City of Chicago by instrument recorded in the Recorder's office of Cook County, Illinois, on June 5, 1972 as Document Number 21925615, and running thence North along said parallel line a distance of 72.191 feet; thence East along a line perpendicular to said last described course a distance of 42.00 feet; thence North along a line 606.001 feet, measured perpendicularly East from and parallel with said East line of North Columbus Drive, a distance of 105.00 feet; thence East along a line perpendicular to said last described course a distance of 179.065 feet to an intersection with the West line of North Field Boulevard, 98.00 feet wide, as said North Field Boulevard was dedicated and conveyed to the City of Chicago by instrument recorded in said Recorder's office on December 12, 1986 as Document Number 86597179 and is located and defined in the Amendatory Lake Front Ordinance passed by the City Council of the City of Chicago on September 17, 1969;

Thence South along said West line of North Field Boulevard a distance of 159.574 feet to a point 20.00 feet, measured along a Southward extension of said West line, North from the point of intersection of said Southward extension of said West line with the North line, extended East, of said East Randolph Street; thence Southwestwardly along a straight line a distance of 28.13 feet to a point on said North line, extended East, of East Randolph Street, a distance of 20.00 feet, measured along said North line, extended East of East Randolph Street, West from the point of intersection of said North line, extended East, with the Southward extension of said West line of North Field Boulevard; and thence West along said North line of East Randolph Street extended East, a distance of 201.095 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 25, 1994 and known as Trust Number 118330-01 and recorded as Document Number 94993981; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space 181, limited common elements as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 94993981.

Common Address: 360 East Randolph , #805, Chicago, IL 60601
PIN: 17-10-318-031-1045

Send Subsequent Tax Bills To:

Mr. and Mrs. Robert Toyama
360 East Randolph #805
Chicago, IL 60601

REAL ESTATE TRANSFER TAX 26-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-318-031-1045 | 20190301631274 | 0-534-683-040

REAL ESTATE TRANSFER TAX 26-Mar-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-318-031-1045 | 20190301631274 | .1-439-481-248

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

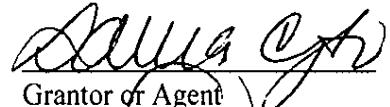
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STATEMENT BY GRANTOR AND GRANTEE

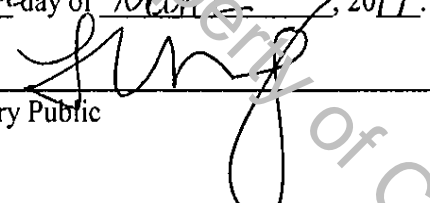
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

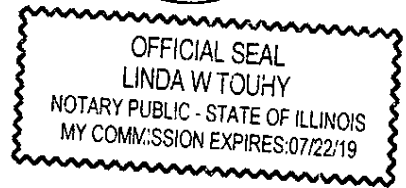
Dated: March 25, 2019

Signature:


Grantor or Agent

Subscribed and sworn to before me this
25th day of March, 2019.


Notary Public



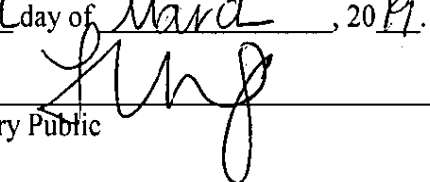
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

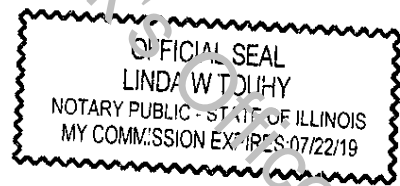
Dated: March 25, 2019

Signature:


Grantee or Agent

Subscribed and sworn to before me this
25th day of March, 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.

[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.]