



2109757007

This instrument prepared by:

Doc# 2109757007 Fee \$28.00

Mark R. Rosenbaum
Fischel | Kahn
155 N. Wacker Drive, Ste. 3850
Chicago, Illinois 60606

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2021 09:29 AM PG: 1 OF 6

Above Space for Recording Division's Use Only

TRUSTEE'S DEED IN TRUST

Trustee's Deed in Trust, made this 29th day of March, 2021 between Lawrence M. Cohen and Lauralee Suess, as Successor Trustees of the William L. Becker Trust dated May 30, 1998, as Grantor, and

Lawrence M. Cohen and Lauralee Suess, as Trustees of the Residence Trust created under the William L. Becker Trust dated May 30, 1998, and to any and all successors as Trustee appointed under said Residence Trust or who may be legally appointed, as Grantee.

The Grantor, in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said Successor Trustees, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim to Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED

Permanent Real Estate Index Numbers: 17-15-101-026-1775, 17-15-101-026-1258 and 17-15-101-026-1259

Address of Real Estate: Unit 6404, and Parking Units 5-35 and 5-36, all at 60 E. Monroe Street, Chicago, IL 60603

To have and to hold said real estate and appurtenances thereto upon the trusts set forth in said Grantee Residence Trust and for the following uses:

1. The Trustee (or Trustees of the Grantee, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and the state of the trust, and to grant to such successor or successive wars in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion

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of the real estate, (e) to lease and enter into leases for the whole part of the premises or any part thereof, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee (or Trustees of the Grantee, as the case may be) with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authorities of the Trustee (or Trustees of the Grantee, as the case may be), and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee (or Trustees of the Grantee, as the case may be), and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee (or Trustees of the Grantee, as the case may be).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal, or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee (or Trustees of the Grantee, as the case may be) herein named, to act, or upon his, her or their removal, the person(s) then named in the Trust Agreement as Successor Trustee is then appointed as such Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of Homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor, as Successor Trustees of the Trust stated above, has hereunto set their hands the day and year first above written.

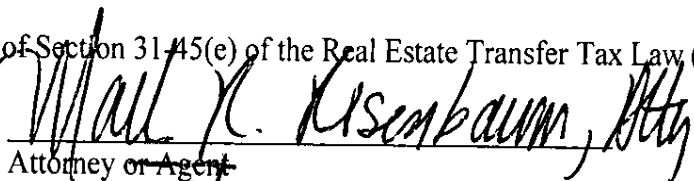


Lawrence M. Cohen, as Successor Trustee as aforesaid



Lauralea Suess, as Successor Trustee as aforesaid

Exempt under the provisions of Section 31-45(e) of the Real Estate Transfer Tax Law (35 ILCS 200/31-1 et seq.).


 Matt R. Kisenbaum, Atty

3/29, 2021
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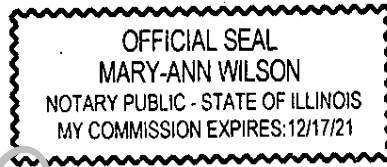
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


The undersigned, an Illinois notary public, does hereby certify that Lauralea Suess, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the County stated above, this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as her free and voluntary act as successor trustee of the aforesaid Trust, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this 1st day of April, 2021.

Mary-Ann Wilson



Notary Public



REAL ESTATE TRANSFER TAX		07-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-15-101-026-1775 | 20210401686569 | 1-482-286-608

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

REAL ESTATE TRANSFER TAX		07-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-15-101-026-1775 | 20210401686569 | 1-784-800-784

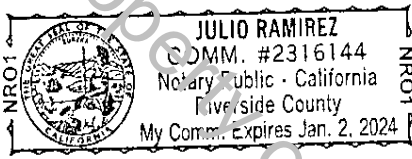
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STATE OF California)
) SS.
COUNTY OF Riverside

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The undersigned, a(n) Julio Ramirez notary public, does hereby certify that Lawrence M. Cohen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the County stated above, this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as his free and voluntary act as successor trustee of the aforesaid Trust, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this 29 day of March, 2021.



[Signature]
Notary Public

Mail To:

Mark R. Rosenbaum
Fischel | Kahn
155 N. Wacker Drive, Ste. 3850
Chicago, IL 60606

Send Subsequent Tax Bills To:

Lauralea Suess
60 E. Monroe St., Unit 6404
Chicago, IL 60603

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 6404 and Parking Unit 5-35, 5-36, together with the exclusive right to use Storage Space S-1005-16, a limited common element, 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 number 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, grantees and assigns) 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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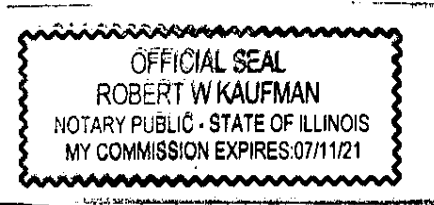
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 29, 2021

Signature: *Mark R. Polach*
~~Grantor~~ or Grantor's Agent

Subscribed and sworn to before me by the said *Mark R. Polach* this 5th day of April, 2021



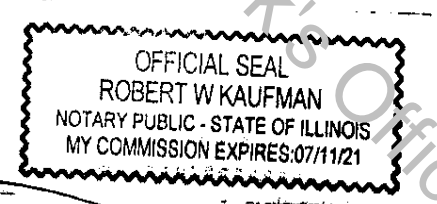
Notary Public *Robert W Kaufman*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed 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 March 29, 2021

Signature: *Mark R. Polach*
~~Grantee~~ or Grantee's Agent

Subscribed and sworn to before me by the said *Mark R. Polach* this 5th day of April, 2021



Notary Public *Robert W Kaufman*

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 31-45 of the Illinois Real Estate Transfer Tax Act.)