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2123115007D

TRUSTEE'S DEED (ILLINOIS)

Doc# 2123115007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/19/2021 11:50 AM PG: 1 OF 5

Name and Address of Preparer:

Thomas F. McGuire, Esq.
Saul Ewing Arnstein & Lehr LLP
161 N. Clark Street
Suite 4200
Chicago, IL 60601

RECORDER'S STAMP

19th

TEW

THIS INSTRUMENT is made effective as of the 20th day of August, 2021, between HAIDER ALI SHIRAZI and SADIA SULTANA SHIRAZI, as Co-Trustees of "THE SHIRAZI FAMILY 2019 GIFT TRUST DATED MAY 1, 2019" (the "Grantors"), c/o 505 N. McClurg Court #4203, Chicago, Illinois 60611, and SHIRAZI FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership (the "Grantee"), c/o P.O. Box 3668, Oak Brook, Illinois 60522.

The Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority vested in the Grantors as the Trustees and of every other power and authority of the Grantors, do hereby GRANT and CONVEY unto the Grantee the following described real estate in the County of Cook and State of Illinois together with the tenements, improvements and appurtenances thereon, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN
BY REFERENCE THERETO

Address of Real Estate: 401 N. Wabash Avenue, Unit 66A and Parking Spaces P200 and P201, Chicago, IL 60611

PINs: 17-10-135-038-1802, 17-10-135-038-1388 and 17-10-135-038-1389

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8-24-2021

Date

Agent

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IN WITNESS WHEREOF, the Grantors, as Trustees, have hereunto set their hands and seals the day and year first above written.

SEE PREVIOUS PAGE

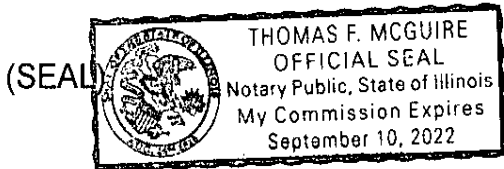
HAIDER ALI SHIRAZI, as Co-Trustee of "THE SHIRAZI FAMILY 2019 GIFT TRUST DATED MAY 1, 2019"

Sadia Shirazi
SADIA SULTANA SHIRAZI, as Co-Trustee of "THE SHIRAZI FAMILY 2019 GIFT TRUST DATED MAY 1, 2019"

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared ~~HAIDER ALI SHIRAZI~~ and SADIA SULTANA SHIRAZI, as Co-Trustees as aforesaid, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Trustees, and swore on their oath to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, effective as of this 20th day of August, 2021.



[Signature]
Notary Public

My Commission Expires: 9-10-2022

SEND SUBSEQUENT TAX BILLS TO:

Shirazi Family Limited Partnership
P.O. Box 3668
Oak Brook, IL 60522

AFTER RECORDING, PLEASE MAIL TO:

Thomas F. McGuire, Esq.
Saul Ewing Arnstein & Lehr LLP
161 N. Clark Street #4200
Chicago, IL 60601
(312) 876-7195

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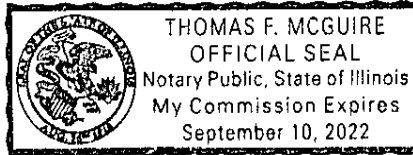
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: August 20, 2021

Signature Tom Hackett
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 20th day of August, 2021.



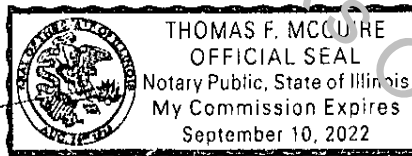
Notary Public [Signature]

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: August 20, 2021

Signature Tom Hackett
Grantee's Agent

Subscribed and sworn to before me by the said Agent this 20th day of August, 2021.



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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)

REAL ESTATE TRANSFER TAX		19-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-135-038-1802 | 20210801643185 | 1-680-082-704

17-10-135-038-1802 | 20210801643185 | 1-790-686-992

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

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Exhibit A

Legal Description

PARCEL 1:

UNIT 66A AND PARKING SPACE(S) P200, P201, IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF S4502, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

Permanent Real Estate Index Number(s):
 17-10-135-038-1802
 17-10-135-038-1388
 17-10-135-038-1389

Address(es) of real estate: 401 N. Wabash Avenue, Unit 66A and Parking Spaces
 P200 and P201, Chicago, IL 60611