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Doc# 2223057001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 09:19 AM PG: 1 OF 5

Property of Cook County Clerk's Office

DEED IN TRUST

Illinois

THE GRANTOR(S),

Bari Anixter Mlodinoff, of Cook County, Illinois, and Joey Anixter Lirtzman, of Arapahoe County, Colorado, not individually but solely as Co-Trustees of the Penny W. Anixter QPR Trust under Agreement dated August 7, 2012

of the County of _____, and State of _____, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto Bari Anixter Mlodinoff, Joey Anixter Lirtzman, and Daniel Lirtzman, not as individuals, but as co-trustees

as Trustee under Penny W. Anixter Family Trust U/A/D 8/7/12


whose post office address is 1000 N. State Street, Unit 12, Chicago, IL 60610 (Bari Anixter Mlodinoff's address); (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois:



See "Rider A" Attached for Legal Description

Parcel Identification Number 17-03-211-041-1004 and 17-03-211-041-1058

Common Address: 77 East Walton Street, Unit 21D and Storage Unit S-12, Chicago, IL 60611

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

REAL ESTATE TRANSFER TAX	17-Aug-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	18-Aug-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-03-211-041-1004 | 20220801612684 | 0-075-592-272

17-03-211-041-1004 | 20220801612684 | 1-895-543-376

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

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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 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; 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 praesenti or in futuro, 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, contracted to be sold, leased or mortgaged by said trustee, be obliged to see 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 has 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.

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.

If the title to any of the above lands is now or hereafter registered, the Recorder of Deeds is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said 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.

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In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 7th day of August, 2022.

GRANTORS

Penny W. Anixter QPR Trust under Agreement dated August 7, 2012

By: *Bari Anixter Mlodinoff*
Bari Anixter Mlodinoff, Co-Trustee

Penny W. Anixter QPR Trust under Agreement dated August 7, 2012

By: *Joey Anixter Lirtzman*
Joey Anixter Lirtzman, as Co-Trustee

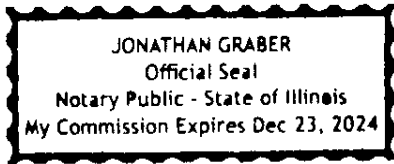
STATE OF Illinois
COUNTY OF Cook

} SS NOTARY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bari Anixter Mlodinoff and Joey Anixter Lirtzman, not individually but solely as Co-Trustees of the Penny W. Anixter QPR Trust under Agreement dated August 7, 2012

well known to me to be the same person(s) named as Grantor(s) in the foregoing deed, who acknowledged before me that he/she/they executed the same, and an oath was not taken. Said person(s) is (are) personally known to me or produced appropriate identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of August, 2022.



Jonathan Graber
NOTARY

Return to:
Jonathan Graber
Faegre Drinker Biddle & Reath
320 S. Canal Street Ste 3300
Chicago, IL 60606

Prepared by:
Jonathan Graber
Faegre Drinker Biddle & Reath
320 S. Canal Street Ste 3300
Chicago, IL 60606

Send Tax Bills To:
Bari Anixter Mlodinoff
1000 N. State Street, Unit 12
Chicago, IL 60610

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Rider A

LEGAL DESCRIPTION

UNIT 21D AND STORAGE UNIT S-12 IN THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1, 2, 3 AND 4 IN THE PLAT OF RESUBDIVISION OF 900 NORTH MICHIGAN NO. 2, PART OF THE LAND, PROPERTY AND SPACE OF LOTS 1, 5 AND 6 IN "900 NORTH MICHIGAN," BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89208433, 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 RESIDENCES AT 900 CONDOMINIUM ASSOCIATION RECORDED AUGUST 28, 2007 AS DOCUMENT NUMBER 0724015057, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR RESIDENCES AT 900 CONDOMINIUM ASSOCIATION RECORDED DECEMBER 27, 2007 AS DOCUMENT NUMBER 0736115108, IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel Identification Number 17-03-211-041-1004 and 17-03-211-041-1036

Common Address: 77 East Walton Street, Unit 21D and Storage Unit S-12,
Chicago, IL 60611

This Deed is being prepared at the Grantor(s)'s request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>6</u> and Cook County Ord. 93-0-27 par. <u>6</u>	
Date <u>8-7-12</u>	Sign. <u>[Signature]</u>

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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 August 7, 2022

Signature John P. Branfield
Grantor or Agent

Subscribed and sworn to before me by this
7 day of August, 2022.

Notary Public Katherine Resch



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 August 7, 2022

Signature John P. Branfield
Grantee or Agent

Subscribed and sworn to before me by this
7 day of August, 2022.

Notary Public Katherine Resch

