



10337311230

Doc#: 1033731123 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/03/2010 04:51 PM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR

**Antonio Lombardo as
Trustee of the
The Lombardo Family
Trust dated
August 10-13, 2010 and
Known as Trust No. 10-13**

of the city of Chicago, State of Illinois for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and QUIT CLAIM to **Salvatore Lombardo and Zenia Lombardo as Joint Trustees of The Lombardo Family Trust dated September 15, 2010 and Known as Trust No. 10-13** (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 to wit:

See legal description attached hereto.

Property Address: 8250 W Bryn Mawr Ave, Chicago, IL 60631

PIN: 12-02-417-019-0000

I declare that this transaction is exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

, Attorney

Full power and authority is by this instrument granted to Grantee, and his or her successors, as Trustee to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real estate or any part of it.

On the death, incapacity or resignation of either Joint Trustee, remaining Trustee shall have complete authority and power to act as Sole Successor Trustee. Recording in the Public Records of Cook County, Illinois, the written acceptance by Successor Trustee together with written evidence of Trustee's death, incapacity or resignation will be deemed conclusive proof that the Successor Trustee provisions of the Trust have been complied with. Evidence of Trustee's death will consist of a certified copy of his or her death certificate. Evidence of Trustee's resignation will consist of a written resignation, duly executed and acknowledged by Trustee. Evidence of Trustee's incapacity will consist of one or more of the following:

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- (a) a final order of a court of competent jurisdiction holding grantee to be a disabled person in any way or appointing a guardian to act for grantee;
- (b) duly executed and acknowledged written certificates of two licensed physicians, each certifying that the physician has examined grantee and has concluded that, by reason of accident, physical or mental illness, progressive or intermittent physical or mental deterioration, or other similar cause, the grantee had, at the date thereof, become incapacitated to act rationally and prudently in his or her own financial best interests or is incapable of performing the duties under the trust (if a reason is mental illness, mental deterioration or other similar mental problem, then one of the physicians must be a psychiatrist); or
- (c) current and substantial evidence that grantee has disappeared, has been kidnapped, has been taken as hostage, is unaccountably absent or is being unlawfully detained under duress where he or she is unable effectively and prudently to look after his or her own financial best interests or perform the duties under the trust.

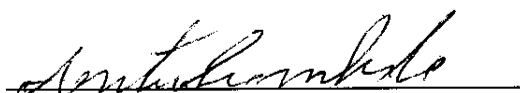
Grantor reserves the right to amend or revoke the trust and to change the Trustee and Successor Trustees. Evidence of any amendment, revocation or change of Trustee or Successor Trustee must be recorded in the public records of Cook County, Illinois.

In no case will any party dealing with Grantee, or his or her Successors Trustee, in relation to the real estate be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the grantee, or be obliged or privileged to inquire into any of the terms of the trust agreement.

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.

The Grantor 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.

In Witness Whereof, the Grantor aforesaid have hereunto set their hands and seals this Instrument this 12 day of NOV. 2010.



 Antonio Lombardo

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State of Illinois)
County of Cook) S.S.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois,
DO HEREBY CERTIFY that

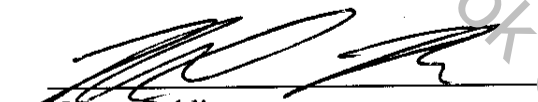
Antonio Lombardo

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 instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 12 day of NOV. 2010.

Commission expires _____



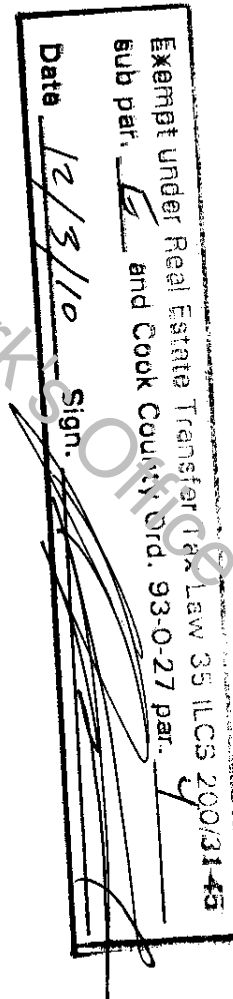
Notary Public

This instrument was prepared by:

Ninh Ma
Attorney at Law
5041 N. Broadway, Suite 200
Chicago, IL 60640

Mail to and Send Subsequent tax bills to:

Salvatore Lombardo and Zenia Lombardo
2033 N. Milwaukee
Chicago, IL 60647



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Legal Description

PIN: 12-02-417-019-0000

Address: 8250 W Bryn Mawr Ave, ^{Chicago}~~Park Ridge~~, IL 60631

Legal Description:

LOT 130 IN MONTEREY MANOR SECOND ADDITION A SUBDIVISION IN LOTS 11 AND 12 AND PART OF LOTS 9 AND 10 IN PENNOYERS AND ALL SUBDIVISION OF ESTATE OF JAMES PENNOYER IN SECTION 1, 2, 11 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WITH PART OF THE SOUTH EAST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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.

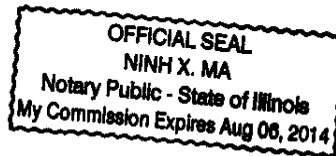
Dated: 11/12/10

Signature: [Handwritten Signature]

Subscribed and sworn before me

This 12 day of NOV, 2010

Notary Public [Handwritten Signature]



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.

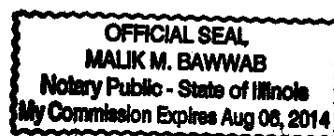
Dated: 11/12/10

Signature: [Handwritten Signature]

Subscribed and sworn before me

This 12 day of NOV, 2010

Notary Public [Handwritten Signature]



12/3/10

[Handwritten Signature]