

UNOFFICIAL COPY

Doc#: 2307613001 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 09:03 AM Pg: 1 of 5

DEED INTO TRUST

RETURN TO:

Anne C. Grow, Attorney
830 W Route 22, #236
Lake Zurich, IL 60047

Dec ID 20230201656910
ST/CO Stamp 0-175-362-256
City Stamp 1-207-161-040

SEND SUBSEQUENT TAX

BILLS TO:

Nydia M. Pombo and Raul A. Pombo

Trustees

900 N. Lake Shore Dr., Unit 1301 & 1311
Chicago, IL 60611

FIRST AMERICAN TITLE

FILE # 3155976666

THE GRANTOR(S), **NYDIA M. POMBO AND RAUL A. POMBO**, wife and husband of 900 N. Lake Shore Dr., Units 1309 and 1311, City of Chicago, Illinois 60611 for and in consideration of Ten and no/100ths (\$10.00) dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS AN UNDIVIDED ONE-HALF INTEREST TO **RAUL A. POMBO** AS TRUSTEE of **THE RAUL A. POMBO TRUST** (the trustee, regardless of the number of trustees), under the provisions of a declaration of Trust dated **November 2, 2013**, and known as trust number 001 and AN UNDIVIDED ONE-HALF INTEREST TO **NYDIA M. POMBO**, AS TRUSTEE OF **THE NYDIA M. POMBO TRUST** (the trustee, regardless of the number trustees), under the provisions of a declaration of Trust dated **November 2, 2013** and known as trust number 001 of 900 N. Lake Shore Dr., Units 1309 and 1311, Chicago, Illinois and to all and every successor or successors in trust under the Trust Agreement, the following described real estate in Lake County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

P.I.N.: 17-03-215-013-1180

Common Address: 900 N. LAKE SHORE DR., UNIT 1210, CHICAGO, IL 60611

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vest in the trustee; to donate, to

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dedicate, to mortgage, pledge or otherwise encumber the 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 present or in 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 easement or charges of any kind; to release, convey, or assign any right, title or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

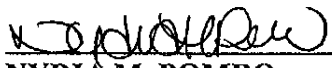
In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the 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, her 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.


The grantor hereby expressly waives and releases 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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The grantors have signed and sealed this deed this 29th day of December 2022.



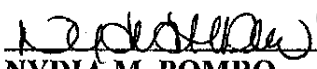
 NYDIA M. POMBO




 RAUL A. POMBO

Trustees Acknowledgement

The foregoing transfer of title/conveyance is hereby accepted by **RAUL A. POMBO**, of 900 N. Lake Shore Dr., Units 1309 and 1311, Chicago, Illinois as Trustee under the revisions of **THE RAUL A. POMBO TRUST**, under the provisions of a declaration of Trust dated **November 2, 2013**, and known as trust number 001 and **NYDIA M. POMBO** of 900 N. Lake Shore Dr., Units 1309 and 1311, Chicago, AS TRUSTEE OF **THE NYDIA M. POMBO TRUST**, under the provisions of a declaration of Trust dated **November 2, 2013** and known as trust number 001



 NYDIA M. POMBO




 RAUL A. POMBO

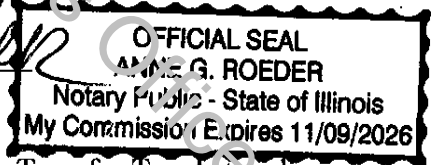
STATE OF ILLINOIS)
COUNTY OF Lake)SS

I the undersigned a notary public for the County and State above. I certify that **NYDIA M. POMBO AND RAUL A. POMBO** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: **December 29, 2022**



 Notary Public



This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph (e), Section 4 of said Act.


 _____ Date: **December 29, 2022**

This deed prepared by: Anne C. Grow, Attorney at Law, 830 W. Route 22, #236, Lake Zurich, IL 60047

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EXHIBIT "A" Legal Description

The Land is described as follows: Situated in the County of Cook, State of Illinois, to wit:

Unit Number 1210, in 900-910 Lake Shore Drive Condominium, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as parcel):

Lots 1 to 8, both inclusive, and Lots 46 and 47, in Allmendinger's Lake Shore Drive Addition to Chicago, being a Subdivision of part of Block 13 in Canal Trustee's Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois Which survey is attached to Declaration of Condominium Ownership and of easements, restrictions, covenants and by-laws for 900-910 Lake Shore Drive Condominium Association made by American National Bank and Trust Company of Chicago, a a National Banking Association, as trustee under trust agreement dated March 12, 1979 and known as Trust Number 16033 recorded in the office of the recorder of deeds of Cook County, Illinois, as Document 25134005, together with its percentage interest in the parcel (excepting from the parcel all the property and spaces comprising all of the units thereof as defined and set forth in said declaration, and survey), in Cook County, Illinois.

P.I.N.: 17-03-215-013-1180

Common Address: 900 N. LAKE SHORE DR., UNIT 1210, CHICAGO, IL 60611

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 31 | 2023

SIGNATURE: Anne C. Geow
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Thomas A Welsh

By the said (Name of Grantor): Anne C. Geow, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 31 | 2023

NOTARY SIGNATURE: Thomas A Welsh



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 31 | 2023

SIGNATURE: Anne C. Geow
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Thomas A Welsh

By the said (Name of Grantee): Anne C. Geow, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 31 | 2023

NOTARY SIGNATURE: Thomas A Welsh



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)