

# UNOFFICIAL COPY



\*23124340520\*

**PREPARED BY:**

Tracey N. Duval  
200 S. Wacker Dr., Ste. 3100  
Chicago, IL 60606

Doc# 2312434052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2023 02:07 PM PG: 1 OF 5

**MAIL TAX BILL TO:**

SAM SHAMIR & ZIVIT SHAMIR  
1100 N Lake Shore Dr, Unit 27B  
Chicago, Illinois 60611

**MAIL RECORDED DEED TO:**

SAM SHAMIR & ZIVIT SHAMIR  
1100 N Lake Shore Dr, Unit 27B  
Chicago, Illinois 60611

## DEED IN TRUST

**THIS INDENTURE**, made as of this 4 day of May, 2023, between SAM SHAMIR and ZIVIT SHAMIR, husband and wife, having an address at 1100 N Lake Shore Dr, Unit 27B, Chicago, IL 60611, as the grantor hereunder (hereinafter referred to as the "Grantor"), and SAM SHAMIR and ZIVIT SHAMIR, having an address at 1100 N Lake Shore Dr, Unit 27B, Chicago, IL 60611, as Trustee (regardless of the number of Trustees) under the **Declaration of Trust**, known as **THE SAM SHAMIR AND ZIVIT SHAMIR LIVING TRUST**, dated **May 10, 2018**, made by SAM SHAMIR and ZIVIT SHAMIR And said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

**WITNESSETH**, that Grantor, in consideration of **Ten Dollars** and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, quit claim and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois and being legally described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TOGETHER** with the appurtenances and all the estate and rights of Grantor in and to said premises, commonly known as 1100 N Lake Shore Dr, Unit 27B, Chicago, IL 60611.

PERMANENT TAX NUMBER: 17-03-201-076-1050

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, **SUBJECT TO** any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. **Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

REAL ESTATE TRANSFER TAX 04-May-2023

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-03-201-076-1050 | 20230501613156 | 1-162-552-016

REAL ESTATE TRANSFER TAX 04-May-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-201-076-1050 | 20230501613156 | 1-444-487-888

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

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof and to re-subdivide said real estate 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 real estate 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, to pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 terms 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereof, or for injury to person or property happening in or about real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred is conditioned from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said trust agreement 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 any 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 earnings, avails, and proceeds arising from the sale or any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the time to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles 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.

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Dated this 4 Day of May 2023

*Sam Shamir*

SAM SHAMIR

*Zivit Shamir*

ZIVIT SHAMIR

STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SAM SHAMIR and ZIVIT SHAMIR, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 4 Day of May 2023

*Tracey Newell-Dujal*

Notary Public

My commission expires: 12/1/26

Exempt under the provisions of Section 4 of the IL Real Estate Transfer Tax Act

This instrument was drawn without title examination, using description provided by the owner.



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## EXHIBIT A - LEGAL DESCRIPTION

UNIT NUMBER 27B IN 1100 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF:

### PARCEL I:

LOT 5 AND THE ACCRETIONS THERETO IN THE SUBDIVISION OF THE SOUTH 1/2 OF LOT 11 AND OF THE EAST PART OF LOT 12 OF BLOCK 2 OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, A MAP OF WHICH SAID SUBDIVISION WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS ON JUNE 14, 1967 IN BOOK 165 OF MAPS, PAGE 7 AND RE-RECORDED IN SAID RECORDER'S OFFICE ON APRIL 23, 1977 IN BOOK 12 OF PLATS AT PAGE 49; THE PREMISES ABOVE DESCRIBED ARE FURTHER DESCRIBED AS FOLLOWS; TO WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SHORE DRIVE WITH THE NORTHERLY LINE OF CEDAR STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF ILLINOIS; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF CEDAR STREET TO THE SOUTHWEST CORNER OF SAID LOT 5, AS SHOWN UPON THE PLAT TO WHICH REFERENCE IS ABOVE MADE; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 5, 54.75 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ON THE NORTH LINE OF SAID LOT 5 EXTENDED AND ON A LINE PARALLEL WITH THE NORTH LINE OF CEDAR STREET TO THE WESTERLY LINE OF LAKE SHORE DRIVE; AND THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAKE SHORE DRIVE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

### PARCEL II:

THE WEST 32.60 FEET OF LOTS 33 AND 34 (EXCEPT THAT PART OF LOT 33 NORTH OF A LINE PARALLEL WITH THE NORTH LINE OF LOT 32 AND 65 FEET SOUTH THEREFROM, MEASURED ON THE WEST LINE OF SAID LOTS 32 AND 33), IN HEALY'S SUBDIVISION OF LOT ( AND THE NORTH 1/2 OF LOT 11 AND PART OF LOT 10 IN BLOCK 2 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;

### PARCEL III:

LOT 4 (EXCEPT THAT PART OF THE NORTH 1.82 FEET THEREOF WHICH LIES EAST OF THE WEST 32.60 FEET THEREOF) IN THE SUBDIVISION OF THE SOUTH 1/2 OF LOT 11 AND THE EAST PART OF LOT 12 IN BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25,274,945, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his knowledge of the undersigned, 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.

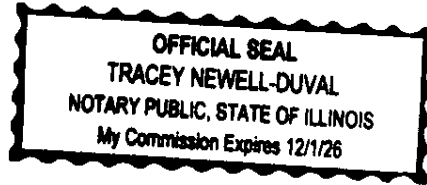
Dated this 4 day of May, 2023.

[Signature]  
SAM SHAMIR

[Signature]  
ZIVIT SHAMIR

Subscribed and sworn to before me  
By the said SAM SHAMIR and ZIVIT SHAMIR

This 4 day of May, 2023.  
Notary Public: [Signature]



The GRANTEE or his 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 title to real estate under the laws of the State of Illinois.

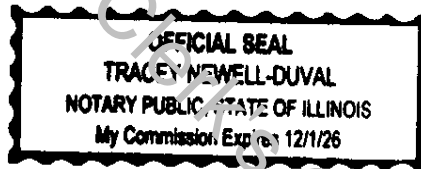
Dated this 4 day of May, 2023.

[Signature]  
SAM SHAMIR

[Signature]  
ZIVIT SHAMIR

Subscribed and sworn to before me  
By the said SAM SHAMIR & ZIVIT SHAMIR

This 4 day of May, 2023.  
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 a Class A misdemeanor for subsequent offenses.

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