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ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

32-33-323-051-0000

COMMONLY REFERRED TO ADDRESS:

3229 HOPKINS STREET

STEGER, ILLINOIS 60475

BLOOM TOWNSHIP | COOK COUNTY



Doc# 2329134033 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/18/2023 11:17 AM PG: 1 OF 13

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR BASED ON A PRE-1985 DEED AND SEVERANCE OF TENANCY BY:

GRANTOR: RODRIGO TORRES (B/T HIS POWER OF ATTORNEY)

A MARRIED MAN/FORMER JOINT TENANT WHO IS NOW SEVERING HIS TENANCY (50%)
of 3229 HOPKINS ST, STEGER, ILLINOIS 60475 | BLOOM TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN
HAND PAID, DO NOW CONVEY AND WARRANT on this SIXTEENTH DAY OF OCTOBER IN THE
YEAR 2023 to the following **GRANTEE FOR WHOM FUTURE TAX BILLS SHOULD BE MAILED TO:**

GRANTEE: THE NOW ACTING TRUSTEE, AND ANY AND ALL

SUCCESSOR TRUSTEES OF THE PITA LEGACY

IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023

OF 3229 HOPKINS STREET, IN STEGER, ILLINOIS 60475 W/N COOK COUNTY, BLOOM TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 3229 HOPKINS STREET, STEGER, ILLINOIS 60475

PROPERTY INDEX NUMBER: 32-33-323-051-0000



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

LEGAL DESCRIPTION: SEE ATTACHED ON PAGE THREE (3)

**THIS INSTRUMENT WAS PREPARED BY, AND TO WHOM THE RECORDED DEED SHOULD
BE MAILED TO: ATTORNEY MARIO A. REED, ESQ. WITH THE LOOMARTEE LAW GROUP,
LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473**

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ILLINOIS DEED IN TRUST PURSUANT TO 5760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 50% OWNERSHIP STAKE OWNED BY RODRIGO TORRES VIA A PRE-1985 DEED AS JOINT TENANTS, BUT IS NOW BEING CONVEYED WITHOUT THE INCLUSION OF THE FELLOW JOINT TENANT, WHICH IN TURN SEVERES THE TENANCY AND ALLOWS FOR HIS FIFTY PERCENT (50%) TO BE TRANSFERRED INTO THE PITA LEGACY IRREVOCABLE TRUST, DATED OCTOBER 2ND, 2023.

Finally, the GRANTOR: RODRIGO TORRES, B/T HIS POWER OF ATTORNEY does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES FOR THE PITA LEGACY IRREVOCABLE TRUST, DATED OCTOBER 2ND, 2023, LOCATED AT 3229 HOPKINS ST, IN STEGER, IL 60475 in FEE SIMPLE.

x Rodrigo Torres as POA

x 10/16/23

GRANTOR: RODRIGO TORRES B/T HIS POA – 50% OWNER OF RECORD

MONDAY, OCTOBER 16TH, 2023

Also, this DEED IN TRUST PURSUANT TO 5760 ILCS 3/ET SEQ is EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF 535 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & VILLAGE OF STEGER provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

x Rodrigo Torres as POA

x 10/16/23

GRANTOR: RODRIGO TORRES B/T HIS POA – 50% OWNER OF RECORD

MONDAY, OCTOBER 16TH, 2023

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE LAW OFFICES OF MARIO A. REED
The Education Esquire
www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that THE ABOVE-REFERENCED GRANTOR appeared before me on THE ABOVE-LISTED DATE and affixed her/his/their signature to the foregoing DEED IN TRUST under her/his/their own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25

R
SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK TWENTY-ONE (21), IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS & COOK COUNTY MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

18-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

32-33-323-051-0000

| 20231001651531 | 0-888-662-992

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: RODRIGO TORRES, B/T HIS POWER OF ATTORNEY

The GRANTOR, RODRIGO TORRES, B/T HIS POWER OF ATTORNEY, now affirms that to the best of her/his/their knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

X Rodrigo Torres as POA

X 10/16/23
MONDAY, OCTOBER 16TH, 2023:

GRANTOR SIGNATURE ABOVE: RODRIGO TORRES, B/T HIS POA

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE GRANTOR did appear before me on OCTOBER 16TH, 2023, and affixed her/his/their signature to the above STATEMENT BY GRANTOR under her/his/their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

X Rodrigo Torres

X 10/16/23
MONDAY, OCTOBER 16TH, 2023:

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE PITA LEGACY IRREVOCABLE TRUST DATED OCTOBER 2ND, 2023 did appear before me on THE ABOVE-REFERENCED DATE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

EXHIBIT

UNOFFICIAL COPY**ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY FOR PROPERTY**

1. I, RODRIGO TORRES, 3229 Hopkins Avenue, Steger, IL
(insert name and address of principal)

hereby revoke all prior Powers of Attorney for Property executed by me and appoint:

ARTURO TORRES, 91 227th Street, Steger, IL 60475

(insert name and address of agent)

(NOTE: You may not name co-agents using this form.)

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specific powers inserted in paragraph 2 or 3 below:

(NOTE: You must strike out any one or more of the following categories of powers you do not want your agent to have. Failure to strike the title of any category will cause the powers described in that category to be granted to the agent. To strike out a category you must draw a line through the title of that category.)

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Stock and bond transactions.
- (d) Tangible personal property transactions.
- (e) Safe deposit box transactions.
- (f) Insurance and annuity transactions.
- (g) Retirement plan transactions.
- (h) Social Security, employment and military service benefits.
- (i) Tax matters.
- (j) Claims and litigation.
- (k) Commodity and option transactions.
- (l) Business operations.
- (m) Borrowing transactions.
- (n) Estate transactions.
- (o) All other property transactions.

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(NOTE: Limitations on and additions to the agent's powers may be included in this Power of Attorney if they are specifically described below.)

1. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars:

(NOTE: Here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent.)

2. In addition to the powers granted above, I grant my agent the following powers:

(NOTE: Here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below.)

(NOTE: Your agent will have authority to employ other persons as necessary to enable the agent to properly exercise the powers granted in this form, but your agent will have to make all discretionary decisions. If you

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want to give your agent the right to delegate discretionary decision-making powers to others, you should keep paragraph 4, otherwise it should be struck out.)

3. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons who my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this Power of Attorney at the time of reference.

(NOTE: Your agent will be entitled to reimbursement for all reasonable expenses incurred in acting under this Power of Attorney. Strike out paragraph 5 if you do not want your agent to also be entitled to reasonable compensation for services as agent.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this Power of Attorney.

(NOTE: This Power of Attorney may be amended or revoked by you at any time and in any manner. Absent amendment or revocation, the authority granted in this Power of Attorney will become effective at the time this Power is signed and will continue until your death, unless a limitation on the beginning date or duration is made by initialing and completing one or both of paragraphs 6 and 7.)

6. (x) This Power of Attorney shall be become effective on

date of execution

(NOTE: Insert a future date or event during your lifetime, such as a court determination of your disability or a written determination of your disability or a written determination by your physician that you are incapacitated, when you want this Power to first take effect.)

7. (x) This Power of Attorney shall terminate on

date of death

(NOTE: Insert a future date or event, such as a court determination that you

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are not under a legal disability or a written determination by your physician that you are not incapacitated, if you want this Power to terminate prior to your death.)

(NOTE: If you wish to name one or more successor agents, insert the name and address of each successor agent in paragraph 8.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

ROGELIO FORRES, 3512 Phillips Avenue, Steger, IL 60475

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(NOTE: If you wish to, you may name your agent as guardian of your estate if a court decides that one should be appointed. To do this, retain paragraph 9, and the court will appoint your agent if the court finds that this appointment will serve your best interests and welfare. Strike out paragraph 9 if you do not want your agent to act as guardian.)

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this Power of Attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

(NOTE: This form does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.)

11. The Notice to Agent is incorporated by reference and included as

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part of this form.

Dated: November 21, 2022

Signed: Rodrigo Torres
(Principal)

(NOTE: This Power of Attorney will not be effective unless it is signed by at least one witness and your signature is notarized, using the form below. The notary may not also sign as a witness.)

The undersigned witness certifies that **RODRIGO TORRES**, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a parent or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing Power of Attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing Power of Attorney.

Dated: November 21, 2022

Toni R. Kaehn
Witness

(NOTE: Illinois requires only one witness, but other jurisdictions may require more than one witness. If you wish to have a second witness, have him or her certify and sign here:)

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(Second witness) The undersigned witness certifies that **RODRIGO TORRES**, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing Power of Attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing Power of Attorney.

Dated: November 21, 2022

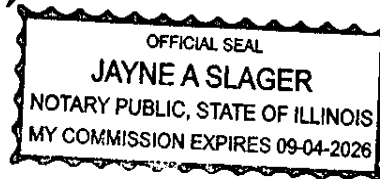
Roberta Cioe Buoscio
 Witness

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that **RODRIGO TORRES**, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the witnesses, **ROBERTA CIOE BUOSCIO** and **TONI R. KOEHN**, in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth, and certified to the correctness of the signature(s) of the agent(s).

Dated: November 21, 2022

My commission expires: 09/04/2026 Jayne A Slager
 Notary Public



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(NOTE: You may, but are not required to, request your agent and successor agents to provide specimen signatures below. If you include specimen signatures in this Power of Attorney, you must complete the certification opposite the signatures of the agents.)

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are genuine.

_____	_____
(Agent)	(Principal)
_____	_____
(Successor Agent)	(Principal)
_____	_____
(Successor Agent)	(Principal)

NOTE: The name, address, and phone number of the person preparing this form or who assisted the principal in completing this form should be inserted below.)

ROBERTA CIOE BUOSCIO
 (Name of Preparer)
SCOTT R. WHEATON & ASSOCIATES
 Attorneys at Law
 3108 Ridge Road
 Lansing, IL 60438
 (708) 895-2200

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NOTICE TO THE INDIVIDUAL SIGNING THE ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

PLEASE READ THIS NOTICE CAREFULLY. The form that you will be signing is a legal document. It is governed by the Illinois Power of Attorney Act. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

The purpose of this Power of Attorney is to give your designated “agent” broad powers to handle your financial affairs, which may include the power to pledge, sell, or dispose of any of your real or personal property, even without your consent or any advance notice to you. When using the Statutory Short Form, you may name successor agents, but you may not name co-agents.

This form does not impose a duty upon your agent to handle your financial affairs, so it is important that you select an agent who will agree to do this for you. It is also important to select an agent whom you trust, since you are giving that agent control over your financial assets and property. Any agent who does act for you has a duty to act in good faith for your benefit and to use due care, competence, and diligence. He or she must also act in accordance with the law and with the directions in this form. Your agent must keep a record of all receipts, disbursements, and significant actions taken as your agent.

Unless you specifically limit the period of time that this Power of Attorney will be in effect, your agent may exercise the powers given to him or her throughout your lifetime, both before and after you become incapacitated. A court, however, can take away the powers of your agent if it finds that the agent is not acting properly. You may also revoke this Power of Attorney if you wish.

This Power of Attorney does not authorize your agent to appear in court for you as an attorney-at-law or otherwise to engage in the practice of law unless he or she is a licensed attorney who is authorized to practice law in Illinois.

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The powers you give your agent are explained more fully in Section 3-4 of the Illinois Power of Attorney Act. This form is a part of that law. The "Note" paragraphs throughout this form are instructions.

You are not required to sign this Power of Attorney, but it will not take effect without your signature. You should not sign this Power of Attorney if you do not understand everything in it, and what your agent will be able to do if you do sign it.

Please place your initials on the following line indicating that you have read this notice:

RT
Principal's initials

Property of Cook County Clerk's Office