

DEED IN TRUST

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Doc# 1926916095 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2019 12:03 PM PG: 1 OF 4

THE GRANTOR (NAME AND ADDRESS)

PEGGY ERSKINE A/K/A  
MARGARET ERSKINE  
3940 W. BRYN MAWR UNIT 201  
CHICAGO, IL 60659

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of COOK, and State of ILLINOIS, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to PEGGY ERSKINE A/K/A MARGARET ERSKINE, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 27<sup>th</sup> day of March, 2017, and any amendments made thereto, and designated as the **MARGARET ERSKINE FAMILY TRUST**, the following described real estate:

(LEGAL DESCRIPTION)

SEE ATTACHED "EXHIBIT A"

Permanent Index Number (PIN): 13-02-300-008-1001

Address(es) of Real Estate: 3940 W. BRYN MAWR, UNIT 201, CHICAGO, IL 60659

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he, she, or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

PAGE 1

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, any other person as designated in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

S X  
P Y  
S \_\_\_\_\_  
M X  
SC \_\_\_\_\_  
E X  
INT [Signature]

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27th day of March, 2017.

*Peggy Erskine a/k/a Margaret Erskine* (SEAL)

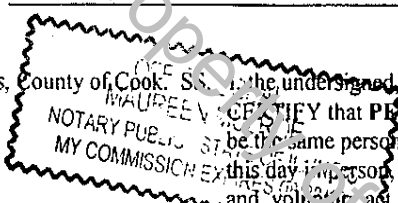
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURES

PEGGY ERSKINE A/K/A MARGARET ERSKINE (SEAL)

(SEAL)

(SEAL)

(SEAL)



State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PEGGY ERSKINE A/K/A MARGARET ERSKINE personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that she signed, sealed and delivered the said instrument as a 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 27th day of March, 2017.  
Commission expires 3/28/19

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared on March 27, 2017 by John G. Mulroe, 6687 N. Northwest Highway, Chicago, Illinois 60631

*[Signature]*

### STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents transaction exempt under provisions of paragraph e., Section 4, of the Real Estate Transfer Act.  
Ch 35, Para. 200/31-45. (NO TAXABLE CONSIDERATION).

*[Signature]*

Dated: March 27, 2017

SEND SUBSEQUENT TAX BILLS TO:

(JOHN G. MULROE ) PEGGY ERSKINE A/K/A MARGARET ERSKINE

Mail to (6687 N. NORTHWEST HWY.) 3940 W. BRYN MAWR #201

(CHICAGO, ILLINOIS 66031) CHICAGO, IL 60659

OR RECORDER'S Office BOX NO. \_\_\_\_\_

REAL ESTATE TRANSFER TAX	26-Sep-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	26-Sep-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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

**UNOFFICIAL COPY****PARCEL 1:**

Unit 201 in Conservancy at North Park Condominium III as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 267(0736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 415.45 feet, thence south a distance of 20.0 feet to the point of beginning; thence continuing south on the last described line 89.0 feet, thence east 78.0 feet; thence south 10.0 feet; thence east 48.0 feet; thence north 10.0 feet; thence east 78.0 feet; thence north 89.0 feet; thence west 204.0 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 95039646 together with its undivided percentage interest in the common elements.

**PARCEL 2:**

The exclusive right to the use of Storage Space 201, A Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document 95039646.

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded January 18, 1995 as Document 95039646 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

**PARCEL 3:**

Grantor also grants to Grantee an easement for parking as set forth in the Master Declaration recorded October 28, 1994 as Document 94923280

95185760

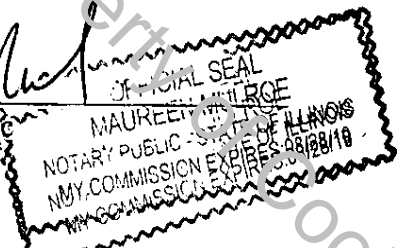
STATEMENT by OKANIOIC 16 granted  
**UNOFFICIAL COPY**

The grantor or his/her agent affirms that, to the best of his/her 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: March 27, 2017

Begay Ersbine a/k/a Margaret Ersbine  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 27th day of March, 2017.


[Signature]  
Notary Public  


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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 27, 2017

[Signature] Ersbine a/k/a  
Margaret Ersbine  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 27th day of March, 2017.

[Signature]  
Notary Public  


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.)