

# UNOFFICIAL COPY

Doc#: 2330541196 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2023 04:15 PM Pg: 1 of 5

## DEED INTO TRUST

CIT A00153411P  
11

Dec ID 20231001663631  
ST/CO Stamp 0-363-833-296  
City Stamp 0-371-369-936

MAIL RECORDED DEED TO:  
Thomas G. & Rosemarie B. King  
2745 North Pine Grove  
Chicago, IL 60614

## PREPARED BY:

Thomas G. King  
33 N LaSalle St, Ste 2000  
Chicago, IL 60601

NOTE: This space for Recorder's  
use only

THOMAS G. KING and ROSEMARIE B. KING of Chicago, Illinois, GRANTEES, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim an undivided one-half interest to THOMAS G. KING as Trustee of the THOMAS G. KING TRUST dated August 10, 2023 and undivided one-half interest to ROSEMARIE B. KING as Trustee of the ROSEMARIE B. KING TRUST dated August 10, 2023, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**Lot 1 in Johnston's Sub of Lots 66 & 67 in the Sub by Andrews, Spafford & Colehour of Blks 1 & 2 of Out Lot "A" in Wrightwood a Sub of the SW $\frac{1}{4}$  of SEC 28, T 40 N, R 14 E of the 3<sup>rd</sup> P. M., in COOK CO, ILL.**

**PIN # 14-28-310-007-0000**

**2745 North Pine Grove, Chicago, Illinois 60614-6109**

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, streets, 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.

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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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Thomas G. and Rosemarie B. King are then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustee named herein.

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.

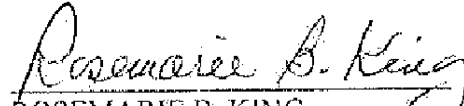
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in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

The 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 all such interest is hereby declared to be personal property, and not in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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The Grantors, THOMAS G. KING and ROSEMARIE B. KING, hereby waive and release 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.

  
THOMAS G. KING

  
ROSEMARIE B. KING

Dated: 08/21/2023

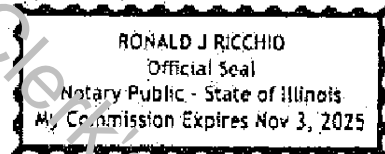
Dated: 08/29/2023

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF COOK        )

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS G. KING, married to ROSEMARIE B. KING, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

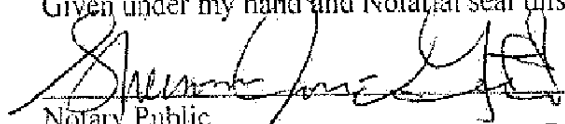
Given under my hand and Notarial seal this 21<sup>st</sup> day of August, 2023.

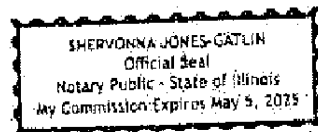
  
Notary Public  
My Commission expires November 3, 2025



I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROSEMARIE B. KING, married to THOMAS G. KING, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own 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 29<sup>th</sup> day of August, 2023.

  
Notary Public  
My Commission expires May 5, 2025



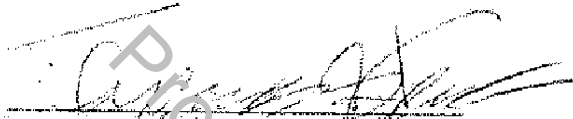
# UNOFFICIAL COPY

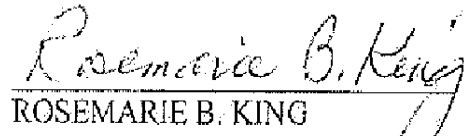
NAME AND ADDRESS OF TAXPAYER COUNTY-TRANSFER STAMP

Thomas G. & Rosemarie B. King  
2745 North Pine Grove  
Chicago, IL 60614

EXEMPT UNDER PROVISION OF  
PARAGRAPH e SECTION 4,  
REAL ESTATE TRANSFER ACT.

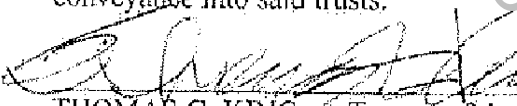
DATE: 9/30/23


  
THOMAS G. KING

  
ROSEMARIE B. KING

### TRUSTEE ACCEPTANCE

The Grantees, THOMAS G. KING, as Trustee under the provisions of the THOMAS G. KING TRUST dated August 10, 2023 and ROSEMARIE B. KING, as Trustee under the provisions of the ROSEMARIE B. KING TRUST dated August 10, 2023, hereby acknowledge and accept the conveyance into said trusts.

  
THOMAS G. KING, as Trustee of the  
THOMAS G. KING TRUST  
dated August 10, 2023

  
ROSEMARIE B. KING, as Trustee of the  
ROSEMARIE B. KING TRUST  
dated August 10, 2023

Property of Cook County Clerk's Office

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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: 8 | 21 | 2023

SIGNATURE: [Signature]  
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:

Ronald J. Ricchio

By the said (Name of Grantor): Thomas King

On this date of: 8 | 21 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 8 | 21 | 2023

SIGNATURE: [Signature]  
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:

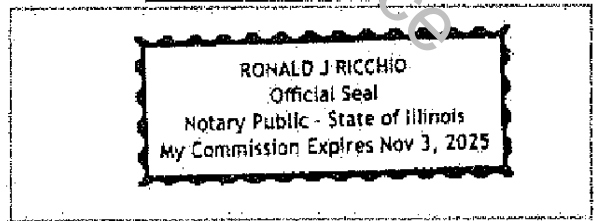
Ronald J. Ricchio

By the said (Name of Grantee): Thomas King

On this date of: 8 | 21 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**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)