

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Doc#: 2410022038 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/9/2024 1:49 PM Pg: 1 of 4

Dec ID 20240301662391

THE GRANTOR (Name and Address)

**JOSEPH FERGUSON** and  
**MARGARET KING**, spouse  
of 4953 Oakton Street, Unit 505,  
Skokie, IL, 60077

### Above Space for Recorder's Use only

of the County of Cook, and State of Illinois and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant unto **JOSEPH FERGUSON** and **MARGARET KING** as **TRUSTEES** of the **JOSEPH FERGUSON AND MARGARET KING DECLARATION OF TRUST DATED MARCH 22, 2024**, of which **JOSEPH FERGUSON** and **MARGARET KING**, spouses, are the primary beneficiaries of said trust, and the real estate conveyed herein shall be held as **TENANCY BY THE ENTIRETY** of, and unto all and every successor or successors in trust under said trust agreements (each referred to hereinafter as the "Trust Agreement"), the following described real estate: (See attached for legal description.)

Permanent Real Estate Index Number(s): 10-28-201-034-1027; 10-28-201-034-1113 (Parking Unit P95)

Address(es) of Real Estate: 4953 Oakton Street, Unit 505 Skokie, IL, 60077

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 enquire 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 or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

# UNOFFICIAL COPY

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 the successor trustee(s) named in the aforesaid Trust Agreement is then appointed as Successor Trustee 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 grantor hereby waives and releases 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 22nd day of March 2024

  
\_\_\_\_\_  
Joseph Ferguson

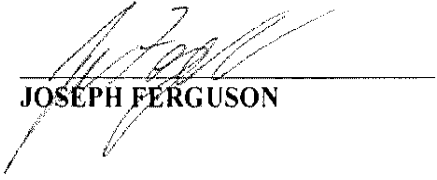
(SEAL)

  
\_\_\_\_\_  
Margaret King

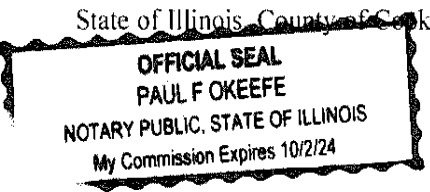
(SEAL)

### ACCEPTANCE BY TRUSTEES

We, **JOSEPH FERGUSON and MARGARET KING**, as TRUSTEES under the provisions of a declaration of trust dated March 22, 2024 and as amended thereafter, and known as the **JOSEPH FERGUSON AND MARGARET KING DECLARATION OF TRUST DATED MARCH 22, 2024**, hereby accept the transfer of legal title of real property evidenced by this written instrument of conveyance pursuant to 760 ILCS 115/3.

  
\_\_\_\_\_  
JOSEPH FERGUSON

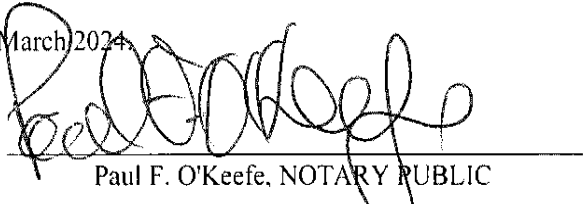
  
\_\_\_\_\_  
MARGARET KING



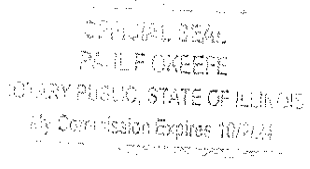
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph Ferguson and Margaret King**, spouses, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 22nd day of March 2024.

Commission expires October 2, 2024

  
\_\_\_\_\_  
Paul F. O'Keefe, NOTARY PUBLIC

This instrument was prepared by Paul F. O'Keefe, O'Keefe Law Office, 77 W. Wacker Dr., Suite 4500, Chicago, IL 60601



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 505 AND PARKING SPACE P95 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 2005 AS DOCUMENT NUMBER 0524544033, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

(A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM (B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91 USGS DATUM BELOW A HORIZONTAL PLANE AT ELEVATION 664.55 USGS DATUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403095

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: 15-28-201-034-1027	
ADDRESS: 4953 Oakton 505	
21570	\$25 <sup>00</sup> SL
4/1/24	

Exempt under provisions of Paragraph (e), Section 45, Real Estate Transfer Tax Law, 35 ILCS 200/31-1, et seq. X

*Paul F. O'Keefe*  
Signature of buyer, Seller, or representative

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

{Joseph Ferguson & Margaret King}

{Paul F. O'Keefe}

{4953 Oakton Street, Unit 505}

{77 W. Wacker Dr., Suite 4500}

{Skokie, IL, 60077}

{Chicago, Illinois 60601}

# UNOFFICIAL COPY

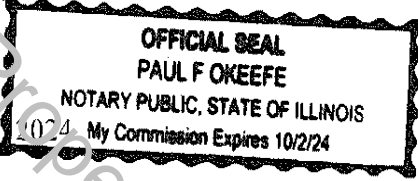
## STATEMENT BY GRANTOR AND GRANTEE

### GRANTOR

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 22, 2024

Signature: Margaret King  
Grantor or Agent

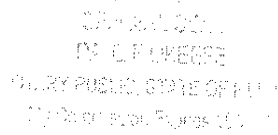


Dated MARCH 22, 2024

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor(s) this 22nd day of March, 2024.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe



### GRANTEE

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 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.

Date MARCH 22, 2024

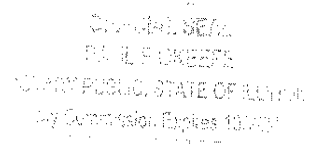
Signature: Margaret King  
Grantee or Agent

Date MARCH 22, 2024

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee(s) this 22nd day of March, 2024.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe



(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 Tax Act)

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)

