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QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, Joan Russler O'Neill, a widow of Patrick G. O'Neill, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Grantee, Joan Russler O'Neill, as Trustee of the Joan Russler O'Neill Trust dated July 30, 2001, the following described Real Estate in the County of Cook and State of Illinois, to-wit:



Doc#: 1203244123 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2012 04:14 PM Pg: 1 of 4

LOT 14 (EXCEPT THE WEST 25 FEET) AND ALL OF LOT 15 IN BLOCK 5 IN DINGEE'S ADDITION TO WILMETTE RESERVATION IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 05-27-417-012 and 05-27-417-013

Commonly known as: 706 Forest Avenue, Wilmette, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 property, 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 premises or any part thereof, and to deal with said property 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 thereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 or their predecessor in trust.

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 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 the earnings, avails and proceeds thereof as aforesaid.

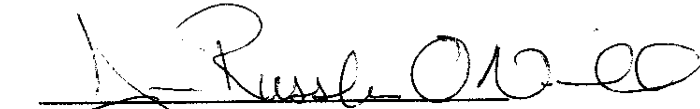
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

[Signature Page Follows]

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In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 3rd day of January, 2012.


Joan Russler O'Neill

Village of Wilmette EXEMPT
Real Estate Transfer Tax

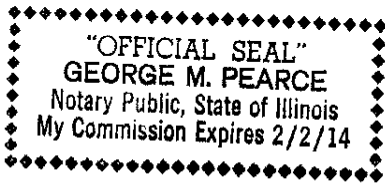
JAN 26 2012

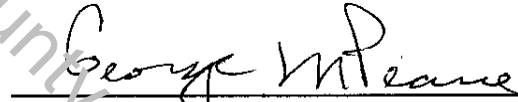
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Exempt - 9984 Issue Date _____

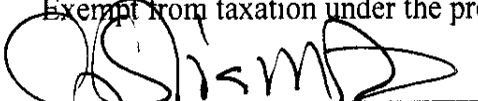
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Joan Russler O'Neill, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3 day of January, 2012.




NOTARY PUBLIC

Exempt from taxation under the provision 35 ILCS 200/31-45(e) of the Illinois Real Estate Transfer Tax Act.


Representative

1/4/12
Date

Prepared by and Mail to:
George M. Pearce
Holland & Knight LLP
131 S. Dearborn Street, 30th Floor
Chicago, Illinois 60603

Send Tax Bill to:
Joan Russler O'Neill, as Trustee
706 Forest Avenue
Wilmette, Illinois 60091

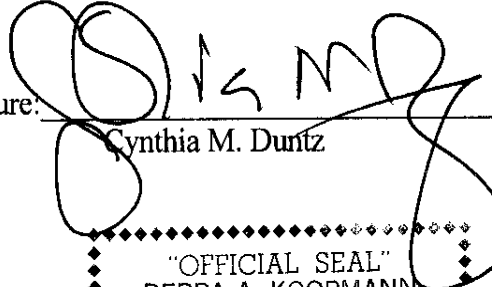
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirm 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 (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: February 1, 2012

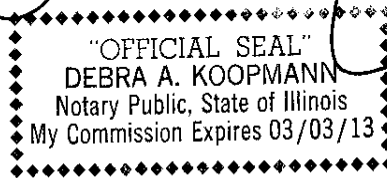
Signature: _____



Cynthia M. Duntz

SUBSCRIBED and SWORN to before me this 1 day of February, 2012.

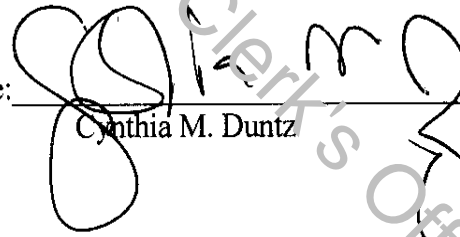
Debra A. Koopmann
Notary Public



The grantee or his/her 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 (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: February 1, 2012

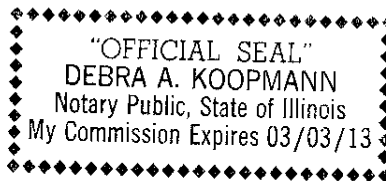
Signature: _____



Cynthia M. Duntz

SUBSCRIBED and SWORN to before me this 1 day of February, 2012.

Debra A. Koopmann
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.