



Doc#: 1428050052 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 12:20 PM Pg: 1 of 5

DEED IN TRUST

MAIL TO:

Edmund R McGlynn, Jr.
Lesser, Lutrey, McGlynn & Howe, LLP
191 E. Deerpath, Suite 300
Lake Forest, IL 60045

NAME & ADDRESS OF TAXPAYER:

Thomas J. O'Brien
3735 West Wallen Avenue
Lincolnwood, Illinois 60712

THE GRANTOR, THOMAS J. O'BRIEN, not individually but as executor of the estate of JOHN L. O'BRIEN, of the City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged,

CONVEYS and QUITCLAIMS unto THOMAS J. O'BRIEN, not individually, but as successor trustee of the JOHN L. O'BRIEN TRUST AGREEMENT dated January 11, 2005, 3735 West Wallen Avenue, Lincolnwood, Illinois 60712, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 12 (except the South 10 feet) and the South 20 feet of lot 13 in Block 8 in Lincoln Avenue Gardens Subdivision of part of the North ½ of the Southwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6704 N. Monticello, Lincolnwood, Illinois 60712
PIN No: 10-35-306-033-0000

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof and to re-subdivide 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 the present or in the future, 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

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same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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 contained 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 19th day of September, 2014.

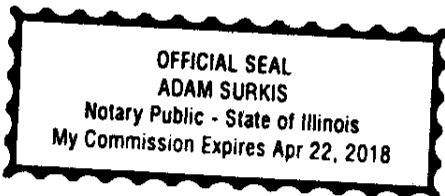
Thomas J. O'Brien (SEAL)
THOMAS J. O'BRIEN, not individually, but as executor of the JOHN L. O'BRIEN TRUST AGREEMENT dated January 11, 2005.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS J. O'BRIEN, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of September, 2014.

[Signature]
Notary Public

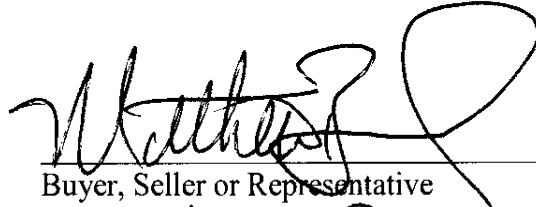


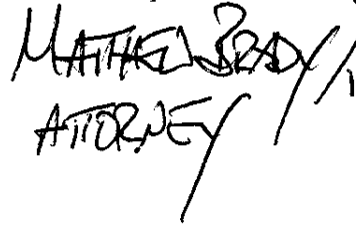
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COUNTY – ILLINOIS TRANSFER STAMPS

This deed is exempt under provisions of Paragraph e Section 31-45, Real Estate Transfer Tax Law.

Date: OCT 17, 2014.


Buyer, Seller or Representative


ATTORNEY

NAME AND ADDRESS OF PREPARER:

Edmund R McGlynn, Jr.
Lesser, Lutrey, McGlynn & Howe, LLP
191 E. Deerpath, Suite 300
Lake Forest, IL 60045
Telephone: 847-295-8800
Facsimile: 847-295-8886

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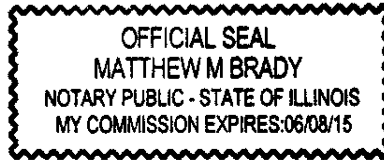
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 October 7, 20 14

Signature: Thomas J. O'Brien
Grantor or Agent

Subscribed and sworn to before me
By the said Thomas J. O'Brien, as executor
This 7th day of October, 20 14
Notary Public Matthew M. Brady

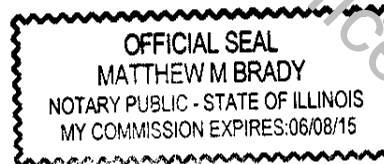


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date October 7, 20 14

Signature: Thomas J. O'Brien
Grantee or Agent

Subscribed and sworn to before me
By the said Thomas J. O'Brien, as trustee
This 7th day of October, 20 14
Notary Public Matthew M. Brady



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: John Louis O'Brien Estate

Mailing Address: 6704 N. Monticello Avenue

Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6704 N. Monticello Avenue

Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-306-033-0000

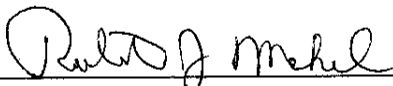
Water Account Number: 104289-000

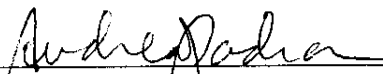
Date of Issuance: 10/6/14

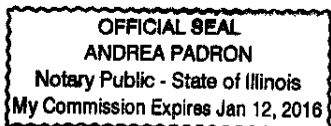
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 10/6/14, by Andrea Padron.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.