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WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2028062089 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/06/2020 03:06 PM Pg: 1 of 4

Dec ID 20200701642413
ST/CO Stamp 1-138-479-584 ST Tax \$860.00 CO Tax \$430.00

CT 20C57753128VH
112

THE GRANTOR(S), Conor O'Brien and Abigail O'Brien, husband and wife, and Glenn Dalhart, a married man, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Caroline Anna Louie, as Trustee of the Caroline Anna Louie Living Trust dated August 6, 2020, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

This is not Home Stead Property for Grantor Glenn Dalhart

See Exhibit "A" attached hereto and made a part hereof

Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 05-21-300-039-0000

Address(es) of Real Estate: 296 Forest St., Winnetka, IL 60093

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, 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



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accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement 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. 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(s) 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 2nd day of August, 2020.

By: [Signature]
Conor O'Brien

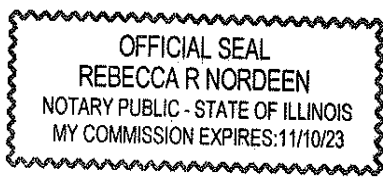
By: [Signature]
Abigail O'Brien

By: _____
Glenn Dalhart

STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Conor O'Brien, Abigail O'Brien, and Glenn Dalhart, personally known to me to be the same person(s) whose name(s) 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 2nd day of August, 2020



[Signature]
Notary Public

Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

Mail to:
Joseph Haffner
Law Office of Joseph G. Haffner
800 Waukegan Rd., Suite 200
Glenview, IL 60025

Name and Address of Taxpayer:
Caroline Louie, Trustee
296 Forest St.
Winnetka, IL 60093

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accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement 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. 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(s) 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 2nd day of August, 2020.

By: _____
Conor O'Brien

By: _____
Abigail O'Brien

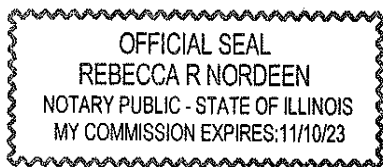
By: Glenn Dalhart
Glenn Dalhart

STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Conor O'Brien, Abigail O'Brien,~~ and Glenn Dalhart, personally known to me to be the same person(s) whose name(s) 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 2nd day of August, 2020.

Rebecca R. Nordeen
Notary Public



Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

Mail to:
Joseph Haffner
Law Office of Joseph G. Haffner
800 Waukegan Rd., Suite 200
Glenview, IL 60025

Name and Address of Taxpayer:
Caroline Louie, Trustee
296 Forest St.
Winnetka, IL 60093



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 20CST153128VH

For APN/Parcel ID(s): 05-21-300-039-0000

The North 26 feet of Lot 20 and the South 31 feet of the East 1/2 of Lot 19 in McKinney's Subdivision of Block 1 and of Lots 1 to 4 inclusive, in Block 2 in Garland's Addition to Winnetka, a Subdivision of the North 120 acres of the Southwest 1/4 of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office