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Chicago Title

208T02752VH 1/2

Doc#: 2031521043 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 07:47 AM Pg: 1 of 4

Dec ID 20200901605428
ST/CO Stamp 0-116-772-320 ST Tax \$635.00 CO Tax \$317.50

After recording return to:

William F. Kree
103 W. Prospect Ave.
Mount Prospect IL 60056

Mail tax bills to:

Michael S. Hall +
Jessica O. Hall Trustees
1460 Hennig St Blvd.
Mount Prospect IL 60056

WARRANTY DEED In Trust

THIS INDENTURE WITNESSETH, that the Grantor, **STEPHEN J. O'NEIL and BEVERLY A. O'NEIL, husband and wife**, of 1460 W. Lonquist Boulevard, Mount Prospect, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS**

to Michael S. Hall and Jessica O. Hall, Trustees of the Michael S. Hall Revocable Trust Agreement dated February 18, 2020, as to an undivided one-half interest, and Jessica O. Hall and Michael S. Hall, Trustees of the Jessica O. Hall Revocable Trust Agreement dated February 18, 2020, as to an undivided one-half interest, the Beneficial Interests of said trusts being held by Michael S. Hall and Jessica O. Hall Husband and Wife,

AS TENANTS BY THE ENTIRETY, of 103 S. I-Oka Avenue, Mount Prospect, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

* And any amendments thereto

SEE EXHIBIT A MARKED AS LEGAL DESCRIPTION

together with the tenements and appurtenances thereunto belonging.

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 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 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, to pledge or otherwise to 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 period 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

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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 charge 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 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 hereafter.

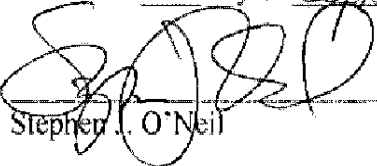
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced 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, 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 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 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, her, 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.

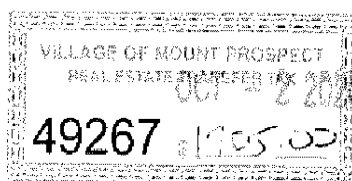
And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Numbers 08-11-313-009-0000
Address of Real Estate 1460 W. Lonquist Boulevard, Mount Prospect,
Illinois 60056

Dated this 22nd day of September, 2020.


Stephen J. O'Neil


Beverly A. O'Neil

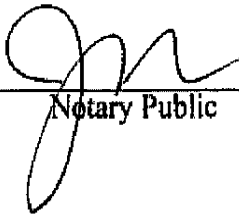


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STATE OF IL)
COUNTY OF Cook)ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen J. O'Neil and Beverly A. O'Neil, 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

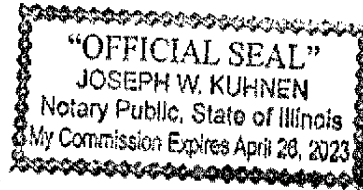
Given under my hand and official seal, this 22nd day of September, 2020.



Notary Public

This instrument was prepared by:

Cindy S. Mangiaforte, Attorney at Law
100 S. Saunders Road, Suite 150, PMB #9701
Lake Forest, Illinois 60045



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EXHIBIT A

LEGAL DESCRIPTION:

LOT 37 IN GOLF VIEW ESTATES UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1957 AS DOCUMENT 16935776, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 08-11-313-009-0000

PROPERTY ADDRESS: 1460 W. Lonnquist Boulevard, Mount Prospect, IL 60056

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