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ILLINOIS STATUTORY
DEED IN TRUST
TENANTS BY THE ENTIRETY

MAIL TO:
Edward O'Halloran and Karen O'Halloran
34 W. Larkspur Lane
Streamwood, IL 60107

SEND SUBSEQUENT TAX BILLS TO

Doc#. 2130104217 Fee: \$98.00 Karen A. Yarbrough

Cook County Clerk

Date: 10/28/2021 11:34 AM Pg: 1 of 4

Dec ID 20211001621665

Edward O'Walloran and Karen O'Halloran

34 W. Larkspur Lane Streamwood, IL 50107

INDENTURE THIS WITNESSETH, That the GRANTORS, **EDWARD** O'HALLORAN and KAREN O'HALLORAN, husband and wife, tenants by the entirety, of the Village of Streamwood, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and value ole considerations in hand paid, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to EDWARD M. O'HALLORAN, as Trustee under the terms and provisions of a certain Trust Agreement dated the 29 2021, and designated as the EDWARD M. O'HALLORAN REVOCABLE TRUST, whose address is 34 West Larkspur Lane, Streamwood, Illinois 60107. and KAREN L. O'HALLORAN, as Trustee under the terms and provisions of a certain Trust, Agreement dated the 29 day of JUL , 2021, and designated as the KAREN L. O'HALLORAN REVOCABLE TRUST, whose address is 34 West Larkspur Lane, Streamwood, Illinois 60107, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, or who may be legally appointed, as TENANTS BY THE ENTIRETY, the tellowing described real estate in the County of Cook and State of Illinois, to wit:

I

LOT 17 IN SURREY MEADOWS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF. SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 22, ZOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1987 AS DOCUMENT 27522492, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 06-21-202-017-0000 ADDRESS OF REAL ESTATE: 34 West Larkspur Lane, Streamwood, Illinois 60107



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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 other wise, 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 benefic aries 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.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with the 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.

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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.

IN WITNESS WHEREOF, the Grantor(s) aforesaid have hereunto set their hand(s) and
seal(s) this 29 day of Tulu, 2021.
Edward W. O'Hallan (SEAL) Varen L'OHW for (SEAL)
EDWARD M. O'HALLORAN KAREN L. O'HALLORAN
State of Illino12)
)SS: County of Cook)
County of Cook
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that FDWARD M. O'HALLORAN and KAREN L. O'HALLORAN,
husband and wife, personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appear d before me this day in person and acknowledged that they
signed, sealed and delivered 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.
τ
Given under my hand and official seal this 22 day of 1,2021.
Given under my hand and official seal this 29 depend , 2021. ROBERT M KAPLAN Official Seal
Given under my hand and official seal this 22 day of 1,2021.
Given under my hand and official seal this 29 deurof, 2021. RÖBERT M KAPLAN Official Seal Notary Public - State of Illinois
Given under my hand and official seal this 29 deurof, 2021. RÖBERT M KAPLAN Official Seal Notary Public - State of Illinois
Given under my hand and official seal this 29 deurof, 2021. RÖBERT M KAPLAN Official Seal Notary Public - State of Illinois
Given under my hand and official seal this 29 day of, 2021. RÖBERT M KAPLAN Official Seal lotary Public - State of Illinois My Commission Expires Apr 24, 2022 AFFIX "RIDERS" OR REVENUE STAMPS AP OVE or
Given under my hand and official seal this 29 degree , 2021. RÖBERT M KAPYAN Official Seal Notary Public - State of Illinois My Commission Expires Apr 24, 2022 AFFIX "RIDERS" OR REVENUE STAMPS AP OVE or This transaction is exempt from the provisions of the Real Estate Transfer Tay. Act under 35 ILCS
Given under my hand and official seal this 29 day of, 2021. RÖBERT M KAPLAN Official Seal lotary Public - State of Illinois My Commission Expires Apr 24, 2022 AFFIX "RIDERS" OR REVENUE STAMPS AP OVE or
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This instrument was prepared by: Robert M. Kaplan, Law Offices of Robert M. Kaplan, P.C., 1535 W. Schaumburg Rd., Suite 204, Schaumburg, Illinois 60194; 847-895-9151; rmkap://orbertkapilanlaw.com

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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 title to real estate in Illinois, or other entity recognized as a person and authorized to do business acquire title to real estate under the laws of the State of Illinois.

1/1 29, 202/ Signature

Subscribed and sworn to before me by the said grantor/agent the date above written.

ROBERT M KAPLAN Official Seal Notary Public - State of Illinois My Commission Expires Apr 24, 2023

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 trus 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 rold title to real estate in Illinois, or 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: July 29, 2021 Signature

Subscribed and sworn to before me by the said grantee/agent

the date above written.

ROBERT M KAPLAN Official Seal Notary Public - State of Illinois My Commission Expires Apr 24, 2022

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)