

# UNOFFICIAL COPY



Doc# 2318755000 Fee \$93.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2023 09:23 AM PG: 1 OF 4

## Tenancy By Entirety Deed In Trust

MAIL TO and PREPARED BY:  
Kuntz & Kuntz  
900 E. Northwest Hwy.  
Mount Prospect, IL 60056

TAXPAYER NAME AND ADDRESS:  
James and Loretta O'Neill  
1470 Henry Ave.  
Des Plaines, IL 60016

THE GRANTOR(S), JAMES M. O'NEILL and LORETTA SAUTER O'NEILL, husband and wife, of Des Plaines, Illinois for and in consideration of Ten and no/100 (\$10.00 ) Dollars and other good and valuable consideration in hand paid CONVEY AND WARRANT to JAMES M. O'NEILL of 1470 Henry Ave., Des Plaines, IL, 60016, as Trustee under the provisions of a Trust Agreement dated June 9, 2023 known as the JAMES M. O'NEILL TRUST and unto every successor trustee under said agreement, and LORETTA S. O'NEILL of 1470 Henry Ave., Des Plaines, IL, 60016, as Trustee under the provisions of a Trust Agreement dated June 9, 2023 known as the LORETTA S. O'NEILL TRUST and unto every successor trustee under said agreement, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the Cook County, Illinois to wit:

See attached "Legal Description"

Permanent Index Number: 09-20-216-027 and 09-20-216-028  
Property Address: 1470 Henry Ave., Des Plaines, IL 60016

**Exempt deed or instrument  
eligible for recordation  
without payment of tax.**

*[Signature]* 6/21/23  
City of Des Plaines

To have and to hold said premises with the appurtenances as husband and wife and not as Tenants in Common or as Joint Tenants but as TENANTS BY THE ENTIRETY, forever upon the trusts and for the uses and purposes set forth in Grantees' Trust Agreements and herein:

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; 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, dedicate, 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, upon any terms and for any period of time not exceeding in the case of any single demise the term of 99 years; to renew or extend leases upon any terms and for any period of time; 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 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 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 time of the delivery thereof, the trusts created by this Indenture and by said Trust Agreements was in full force and effect;

Y 4 X-1  
S R S S INT

# UNOFFICIAL COPY

- (b) that such conveyance or other instrument was executed in accordance with the trusts, condition and limitations contained in this Indenture and in said Trust Agreements or in some amendment thereof and binding upon all beneficiaries thereunder;
- (c) that said trustee(s) was/were 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, estates, rights, powers, authorities, duties and obligations of the 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.

This transfer is subject to general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with the current use of the property. Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from the sale on execution or otherwise.

Dated this 9 day of June, 2023.

  
James M. O'Neill (SEAL)

  
Loretta Sauter O'Neill (SEAL)


STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, HEREBY CERTIFIES THAT JAMES M. O'NEILL and LORETTA SAUTER O'NEILL personally known to me to be the same person(s) whose name(s) is/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 notarial seal, this 9<sup>th</sup> day of June, 2023.

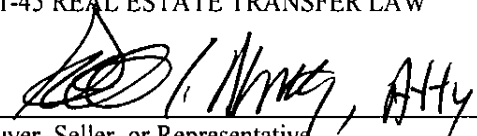


Impress Seal Here

  
Notary Public

COUNTY – ILLINOIS REVENUE STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 REAL ESTATE TRANSFER LAW

Prepared By:  
Scott C. Kuntz  
Kuntz & Kuntz  
900 E. Northwest Highway  
Mount Prospect, Illinois 60056  
(847) 398-3320

  
Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		05-Jul-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

09-20-216-027-0000 | 20230601646449 | 0-550-612-688

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Lots 9 and 10 in Block 3 in Riverside Addition to Des Plaines, a subdivision of part of the Northeast  $\frac{1}{4}$  of Section 20 and the Northwest  $\frac{1}{4}$  of Section 21, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat recorded September 22, 1891 as Document 1539637, in Cook County, Illinois.

Permanent Index Number: 09-20-216-027 and 09-20-216-028

Property Address: 1470 Henry Ave., Des Plaines, IL 60016

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

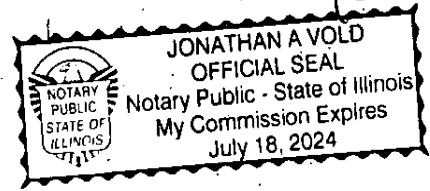
## STATEMENT BY GRANTOR AND GRANTEE

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 June 21, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Jonathan A Vold  
This 21<sup>st</sup> day of June, 2023  
Notary Public [Handwritten Signature]

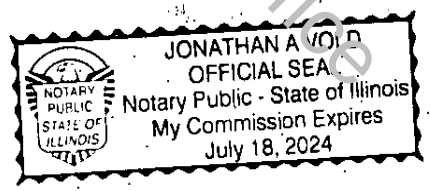


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JUNE 21, 2023

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Jonathan A Vold  
This 21<sup>st</sup> day of June, 2023  
Notary Public [Handwritten Signature]



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.)