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DEED IN TRUST
(ILLINOIS)

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3100/0026 11 001 1997-09-29 09:57:54
Cook County Recorder 29.50

THE GRANTOR, ROBERT E.
O'NEIL, a bachelor,

of the County of Cook
and State of Illinois,
for and in
consideration of Ten
and No Dollars, and
other good and valuable
considerations in hand
paid, Conveys and
Warrants unto

"ROBERT E. O'NEIL as
trustee of the ROBERT
E. O'NEIL LIVING TRUST
dated November 12, 1996, of 7031 West Touhy Avenue, Unit 409C, Niles,
Illinois 60714."

Above Space for Recorder's Use Only

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and unto all and every successor or successors in trust under said trust
agreement, the following described real estate in the County of Cook and
State of Illinois, to wit:

PARCEL 1:

UNIT 409C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF
THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A
SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 31, 1996 AS DOCUMENT NUMBER 96283057, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE
SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES
00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.00 FEET; THENCE SOUTH 00
DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00
SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS
WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST,
233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT
"A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P29 INDOOR STORAGE SPACE
S29 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS,
COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER
ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484.

Permanent Real Estate Index Number: 10-31-100-001-0000 and 10-31-100-002-
0000

96283057

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Address of Real Estate: 7031 West Touhy Avenue, Unit 409C, Niles, Illinois 60714

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 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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

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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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid has set his hand and seal on July 2, 1997.

Robert E. O'Neil (SEAL)

ROBERT E. O'NEIL

State of Illinois, County of Cook: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT E. O'NEIL, a bachelor, 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 instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

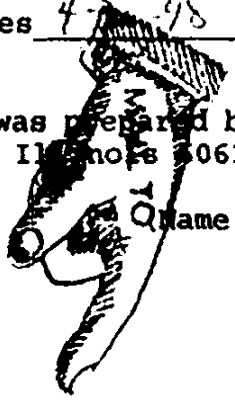
Given under my hand and official seal on July 2, 1997.

Commission expires 4-98, 1998.

~~~~~  
"OFFICIAL SEAL"  
Judith Rydygier  
Notary Public, State of Illinois  
My Commission Expires 04/30/98  
~~~~~

NOTARY PUBLIC

This instrument was prepared by: Chester M. Przybylo, 5339 North Milwaukee Avenue, Chicago, Illinois 60630



(Name and Address)

MAIL TO:

ROBERT E. O'NEIL
7031 West Touhy Avenue, Unit 409C
Niles, Illinois 60714

SEND SUBSEQUENT TAX BILLS TO:

ROBERT E. O'NEIL
7031 West Touhy Avenue, Unit 409C
Niles, Illinois 60714

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provisions of

VILLAGE OF MILES 7911
REAL ESTATE TRANSFER TAX
7031 Touhy 409C
4959 \$ Exempt

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Paragraph e, Section 4 of the
Real Estate Transfer Act.

Date: July 2, 1997

Signature: *Hector M. Poydenick*

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

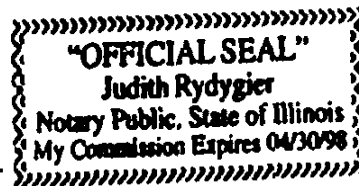
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 2, 1997

Signature: Robert E. O'Neil
Grantor or Agent

Subscribed and sworn to before me on July 2, 1997.

Notary Public Judith Rydygier



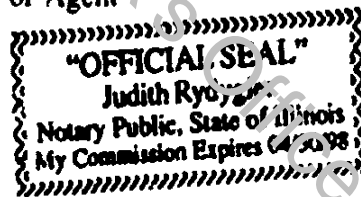
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: July 2, 1997

Signature: Robert E. O'Neil
Grantee or Agent

Subscribed and sworn to before me on July 2, 1997.

Notary Public Judith Rydygier



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.)