

UNOFFICIAL COPY

DEED IN TRUST
(Illinois)

0020741479

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2002-07-05 11:38:17

Cook County Recorder 27.50



0020741479

THE GRANTORS, Saburo Chino and Emiko A. Chino, husband and wife, of 321 Bryce Court, in Bartlett, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, convey and quit claim an undivided one-half (1/2) interest in the following legally described real estate in the County of Cook and State of Illinois to Emiko A. Chino as Trustee under the provisions of the Self-Declaration of Trust of Emiko A. Chino, dated the 17th day of January, 2002, and unto all and every successor or successors in trust under said Trust Agreement (hereinafter referred to as "said trustees"), to wit:

Lot 20 in Williamsburg Hills Unit No. 1, being a Subdivision of part of the East Half of the North East Quarter of Section 34, Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded August 8, 1986 as Document 86382836, in Cook County, Illinois.

Subject to: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index No.: 06-34-201-017

Address of Real Estate: 321 Bryce Court, Bartlett, Illinois 60103

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 trustees 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 trustees; 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change

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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 trustees 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 trustees, 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 trustees, 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 trustees 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 trustees 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, 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.

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 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 the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 17 day of May, 2002.

Saburo Chino (SEAL)
Saburo Chino

Emiko A. Chino (SEAL)
Emiko A. Chino

State of Illinois)
County of DeWitt) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SABURO CHINO and EMIKO A. CHINO, husband and wife, 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, 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 17 day of May, 2002.

Lee Ann Carstens
Notary Public
Commission expires 8/14/2004

This instrument was prepared by:

Michael J. Polachek
Tressler, Soderstrom, Maloney & Priess
2100 Manchester Road, Ste. 950
Wheaton, Illinois 60187



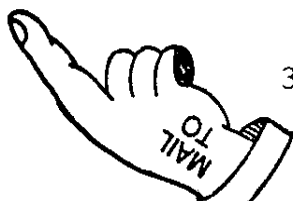
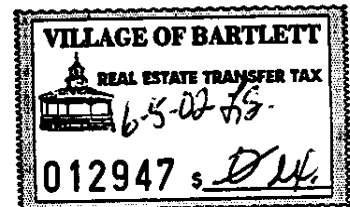
EXEMPT PURSUANT TO SECTION 4 (e) OF THE REAL ESTATE TRANSFER ACT

Date: 5-17-02

Julie M. Habior
Grantor or Agent of Grantor

Mail to:
Michael J. Polachek
Tressler, Soderstrom, Maloney & Priess
2100 Manchester Road, Ste. 950
Wheaton, Illinois 60187

Send Subsequent Tax Bills to:
Saburo and Emiko A. Chino
321 Bryce Court
Bartlett, IL 60103

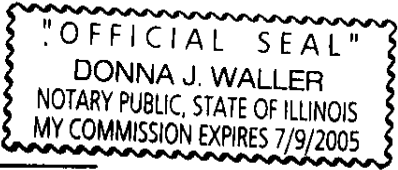


STATEMENT BY GRANTOR AND GRANTEE

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 May 17, 2002 Signature: [Signature] Agent
Grantor or Agent

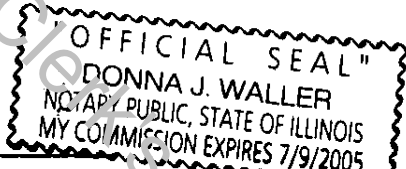
Subscribed and sworn to before me by the said Michael J. Palachek this 17 day of May, 2002.
Notary Public Donna J. Waller



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 May 17, 2002 Signature: [Signature] Agent
Grantee or Agent

Subscribed and sworn to before me by the said Michael J. Palachek this 17 day of May, 2002.
Notary Public Donna J. Waller



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.)