

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THE GRANTOR, SHIGEMITSU ICHINOMIYA, as trustee of the SHIGEMITSU ICHINOMIYA and MARIANNE ICHINOMIYA FAMILY TRUST DATED NOVEMBER 18, 1997, of 8367 Stewart Avenue, Westchester, State of California, for and in consideration of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Grantees,

NATHAN BEU and SUZANNE BEU, husband and wife, of 191 Latrobe, Northfield, Illinois 60093, not as joint tenants with right of survivorship and not as tenants in common, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 116.5 FEET OF THE NORTH 2.496 CHAINS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1136 Hill Rd., Winnetka, IL 60093

Permanent Real Estate Index Number: 05-29-100-003-0000

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

TOGETHER with the tenements and appurtenances thereto belonging, and such title, if any, as the party of the first part, not individually but as trustee as aforesaid, may hereafter acquire.

TO HAVE AND TO HOLD the same unto the said parties of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of a deed in trust delivered to said party in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed to these Presents the day and year first above written.  
below

Attorney  
Nathan and Suzanne Beu  
1136 Hill Rd.  
Winnetka, IL 60093

Mail tax bills to  
Nathan and Suzanne Beu  
1136 Hill Rd.  
Winnetka, IL 60093

Return to:  
PROPER TITLE, LLC  
400 Skokie Blvd Ste. 380  
Northbrook, IL 60062  
1073 PMS-00187



Doc#: 1520150054 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 09:15 AM Pg: 1 of 4

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SHIGEMITSU ICHINOMIYA, executes this instrument not individually, but solely as trustee aforesaid.

DATED this 1 day of MAY, 2015.

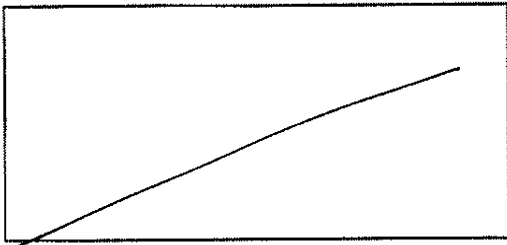


SHIGEMITSU ICHINOMIYA, as trustee of the  
SHIGEMITSU ICHINOMIYA and  
MARIANNE ICHINOMIYA FAMILY TRUST  
DATED NOVEMBER 18, 1997

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforementioned, do hereby certify that SHIGEMITSU ICHINOMIYA, as trustee of the SHIGEMITSU ICHINOMIYA and MARIANNE ICHINOMIYA FAMILY TRUST DATED NOVEMBER 18, 1997, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of MAY, 2015.



\_\_\_\_\_  
Notary Public

SEE ATTACHED ALL PURPOSE  
ACKNOWLEDGEMENT →

This instrument was prepared by: D. Lee Padgitt of Padgitt, Padgitt & Peppey, Ltd., 560 Green Bay Road, Suite 100, Winnetka, IL 60093

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

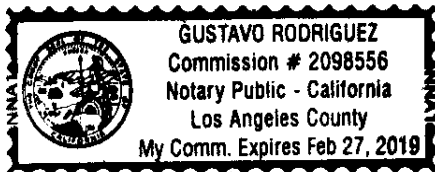
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Los Angeles )  
 On May 1, 2015 before me, Gustavo Rodriguez a notary public,  
Date Here Insert Name and Title of the Officer  
 personally appeared Shigemitsu Ichinomiya  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Trustee's Deed Document Date: 5/1/2015  
 Number of Pages: 2 Signer(s) Other Than Named Above: N/A



#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Ichinomiya, Shigemitsu  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	10-Jul-2015
 COUNTY:	325.00
 ILLINOIS:	650.00
TOTAL:	975.00

05-29-100-003-0000 | 20150201666134 | 0-200-543-104