DEED IN TRUST UNOFFICIAL COPY

MAIL TO: Robert J. Ross, Esq. 1622 W. Colonial Parkway, Suite 201 Inverness, Illinois 60067

NAME AND ADDRESS OF TAXPAYER: M/M Zen & Hali Yoshimura 1146 N Clearwater Ct Palatine, IL 60067-1873

THE GRANTOR, Hali Yoshimura, married to Zen Yoshimura, of 1146 North Clearwater Court, Village of Palatine, County of Cook, State of Minois, for and in consideration of Ten LOLLARS (\$10.00) and other good and Villable consideration in hand paid, CONVEYS



Doc# 1711629145 Fee \$44.25

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 04:52 PM PG: 1 OF 3

RECORDER'S STAMP

AND WARRANTS unto Hali B. Yoshimura of 1146 North Clearwater Court, Palatine, IL, or her successor in trust, as trustee of the Hali B. Yoshimura Declaration of Trust dated April 12, 2017, and any amendments thereto, as to an undivided one-half (½) interest, and unto Zen Yoshimura of 1146 North Clearwater Court, Palatine, IL, or his successor in trust, as trustee of the Zen Yoshimura Declaration of Trust dated April 12, 2017, and any amendments thereto, as to an undivided one-half (½) interest, the beneficial interests of said trusts being held by Zen Yoshimura and Hali B. Yoshimura, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 45 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, AND THE SOUTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987 AS DOCUMENT 87425912, IN COOK COUNTY AT LINOIS.

Permanent Index Number: 02-09-318-009-0000

Property Address: 1146 North Clearwater Court, Palatine, IL 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and cubdivide 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 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, it 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, and 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 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 declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in

relation to said real estate shall be to icus we evidence in layor 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 trusts created by this Indenture and by said declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are 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 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.

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.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DC TEREBY CERTIFY that Hali Yoshimura and Zen Yoshimura, personally known to me to be the same persons whose names are succerified 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 12th day of April, 2017.

OFFICIAL SEAL
JAMIE L GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/16/19

Notary Public

Impress Seal Here

COUNTY-ILLINOIS TRANSFER STAMPS: EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

NAME AND ADDRESS OF PREPARER:

Robert J. Ross, Esq. 1622 W. Colonial Parkway Suite 201

June 201

Inverness, Illinois 60067

Telephone Number (847) 358-5757

DATE: April 12, 2017

Hali B. Yoshimura

U STATEMENT BY GBANTOR AND GRANTEEY

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantees 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: April 12, 2017

Signature:

Hali Yoshimura, Grantor

SUBSCRIBED and sworn to before me by the said Grantor this 12th day of April 2017.

OFFICIAL SEAL JAMIE L GRIFFIN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/16/19

Notary Public

The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is eitner 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: April 12, 2017

Signature Has. B. Justin _

Hall P. Yoshimura, as Trustee of the Hali B. Yoshimura Declaration of Trust dated April

12, 2017, Grantee

Signature:

Zen Yoshimura, as Trustee of the Zen Yoshimura Declaration of Trust dated April

12, 2017, Grantee

SUBSCRIBED and sworn to before me by the said Grantees this 12th day of April, 2017.

OFFICIAL SEAL
JAMIE L GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/16/19

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.