

DEED IN TRUST  
Illinois

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 Illinois, for and  
in consideration of TEN DOLLARS  
(\$10.00) and other good and valuable  
consideration in hand paid, CONVEYS  
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 (1/2) 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 (1/2) 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, ILLINOIS.

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 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 the present or in the future, 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 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



Doc# 1711629145 Fee \$44.25

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

AFFIDAVIT 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

Handwritten notations: Y 365, S P S M S C N E INTOT



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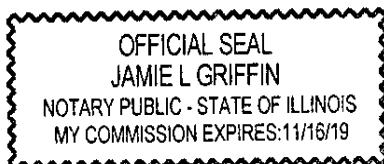
STATEMENT BY GRANTOR AND GRANTEE

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  
Hali Yoshimura, Grantor

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



Jamie L. Griffin  
Notary Public

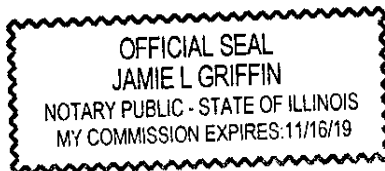
The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: April 12, 2017

Signature: Hali B. Yoshimura  
Hali B. Yoshimura, as Trustee of the Hali B. Yoshimura Declaration of Trust dated April 12, 2017, Grantee

Signature: Zen Yoshimura  
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.



Jamie L. Griffin  
Notary Public

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.