

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, **THOMAS K. SHINTAKU**, an unmarried man, of 1416 N. Bridgeport, Mount Prospect, IL 60056, the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to **THOMAS K. SHINTAKU**, as Trustee of **THE THOMAS K. SHINTAKU REVOCABLE TRUST DATED AUGUST 8, 2017**, of 1416 N. Bridgeport, Mount Prospect, IL 60056, of the County of Cook, State of Illinois, **Grantee**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 1724349151 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 02:16 PM PG: 1 OF 4

This above space for recorder's use only

### LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED

Permanent Real Estate Index Number: 03-27-100-021-1032

Common Address: 1416 N. Bridgeport, Mount Prospect, IL 60056

**TO HAVE AND TO HOLD** the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was 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

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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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

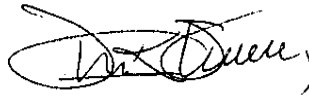
The grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on AUGUST 9, 2017.



THOMAS K. SHINTAKU

The foregoing transfer of title/conveyance is hereby accepted by THOMAS K. SHINTAKU, of 1416 N. Bridgeport, Mount Prospect, IL 60056, as Trustee under the provisions of THE THOMAS K. SHINTAKU REVOCABLE TRUST DATED AUGUST 8, 2017.

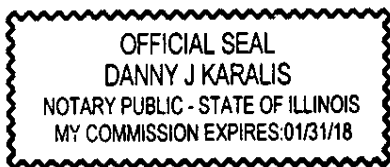


THOMAS K. SHINTAKU

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **THOMAS K. SHINTAKU** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on AUGUST 9, 2017.

  
NOTARY PUBLIC

**MAIL TO:**

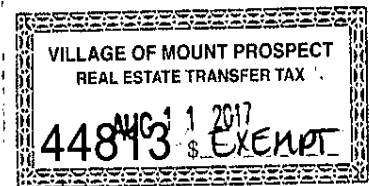
DAN J. KARALIS, ESQ.  
2700 S. RIVER ROAD - SUITE 308  
DES PLAINES, IL 60018

**SEND SUBSEQUENT TAX BILLS TO:**

THOMAS K. SHINTAKU  
1416 N. BRIDGEPORT  
MOUNT PROSPECT, IL 60056

**Prepared by:**

DAN J. KARALIS, ESQ.  
2700 S. RIVER ROAD - SUITE 308  
DES PLAINES, IL 60018



Exempt under provisions of Paragraph e, Sec. 4, Illinois Real Estate Transfer Tax Act.

Date 8-9-17

Repr. 

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## "EXHIBIT A"

PARCEL 1: UNIT NUMBER T-32 IN COLONY COUNTRY CONDOMINIUM HOMES NUMBER 1 AS DELINEATED ON SURVEY OF PARTS OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT NUMBER 21895678 IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST NUMBER 76535 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22507685 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT DATED JUNE 6, 1972 AND RECORDED JUNE 6, 1972 AS DOCUMENT NUMBER 21927659 AND MADE BY CHICAGO TITLE AND TRUST COMPANY CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1972 AND KNOWN AS TRUST NUMBER 59408, ALL IN COOK COUNTY, ILLINOIS

NOTE FOR INFORMATION:

CKA: 1416 N. BRIDGEPORT, MT. PROSPECT, IL 60056

PIN# 03-27-100-021-1032

Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

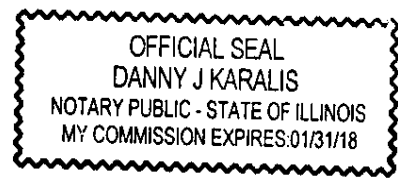
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: AUGUST 9, 2017

Signature   
THOMAS K. SHINTAKU, Grantor or Agent

Subscribed and sworn to before me by the said Grantor on AUGUST 9, 2017.

Notary Public 




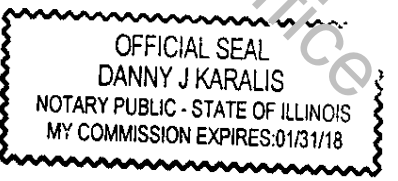
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 : AUGUST 9, 2017

Signature   
THOMAS K. SHINTAKU, Grantee or Agent

Subscribed and sworn to before me by the said Grantor on AUGUST 9, 2017.

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.*

(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).