

TRUSTEE'S DEED
(Illinois)

UNOFFICIAL COPY

THE GRANTOR, MICHIKO HASHIMOTO, Trustee of the Hashimoto Family Revocable Trust Dated December 14, 2000, of 1025 Woodland Drive, Wheeling, Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto JAMES M. HASHIMOTO, a married man, SOMSAUN CHAISRI, a married women, and SONGPHON CHAISRI, a single man, all of 1025 Woodland Drive, Wheeling, Illinois 60090, not as tenants in common, but as joint tenants with the right of survivorship all interest in the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit:



Doc# 2132215007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2021 10:57 AM PG: 1 OF 2

(Above Space for Recorder's Use Only)

LOT 105 IN HOLLYWOOD RIDGE UNIT NUMBER 1, BEING A RESUBDIVISION OF PARTS OF LOTS 14, 15 AND 16 TAKEN AS A TRACT IN OWNERS DIVISION OF BUFFALO CREEK FARM, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 3, SECTION 4, SECTION 9 AND SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-03-304-001

Address of real estate: 1025 Woodland Drive, Wheeling, Illinois 60090

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 trustee to improve, manage and protect said premises or any part thereof: to contract to sell; to grant options to purchase; to sell on any terms; to convey with 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 trustee; to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time 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 contract respecting the manner of fixing the amount of present or future rentals; 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 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 said trustee, 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 trustee, 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 trustee 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 that at the time

Real Estate Transfer Approved
Initials MB Date 10/28/21
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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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 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 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 aforesaid.

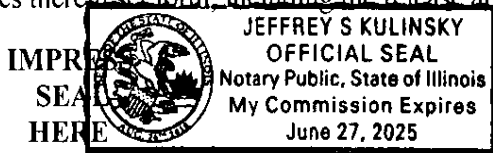
And said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 26 day of October, 2021.

Michiko Hashimoto (SEAL)
MICHIKO HASHIMOTO, Trustee

State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHIKO HASHIMOTO, Trustee of the Hashimoto Family Revocable Trust Dated December 14, 2000, personally known to be 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 his 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 26 day of October, 2021.

Commission expires 6/27, 2025.

Jeffrey S. Kulinsky
NOTARY PUBLIC



This instrument was prepared by Kulinsky & Associates, Ltd., 395 E. Dundee Rd., Suite 200, Wheeling, Illinois 60090

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Kulinsky & Associates, Ltd.
395 E. Dundee Rd., Suite 200
Wheeling, Illinois 60090

James M. Hashimoto
1025 Woodland Drive
Wheeling, IL 60090

REAL ESTATE TRANSFER TAX		18-Nov-2021
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
03-03-304-001-0000 20211101630446 0-799-718-544		