

24 546 132



WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor John M. Terada & Masako M. Terada, his wife

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO/100s Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 6th day of June 1978, known as Trust Number 1072415 the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: The Eastern 24.0 feet of the Westerly 79.0 feet, as measured on the Southerly line of Lot 15 in Roundtree Commons, a Subdivision in Section 25, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Grantor grants to the Grantee, his successors or assigns, as easements appurtenant to the above-described real estate the easements set forth in the Declaration of Covenants, Conditions, Easements and Restrictions dated March 29, 1977 and recorded April 5, 1977 as Doc. # 23875739 and Grantor makes this conveyance subject to the easements hereby reserved for the benefit of adjoining parcels, which is incorporated herein by reference thereto for the benefit of the real estate above-described and adjoining parcels.

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to redivide said property as often as desired, 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 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 present or 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 10 years, and to renew or extend leases upon any terms and conditions 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 for the purchase of any real estate, to partition or to change said property, or any part thereof, in any right, title or interest in or about other real or personal property, to grant easements or charges of any kind, to release, convey or assign 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, what is 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, (a) that at the time 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 any 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 as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register a note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 homesteads from sale on execution or otherwise.

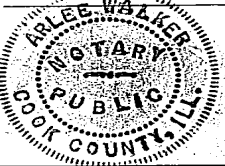
In Witness Whereof, the grantor, S. Terada hereunto set their hand and seal this 17th day of July 1978

John M. Terada (Seal) Masako M. Terada (Seal)

10.00 (Seal)

THIS INSTRUMENT WAS PREPARED BY: Robert W. Brown, Esq. 228 N. LaSalle Street Chicago, Illinois 60601

ARLEE WALKER, Notary Public in and for said County, in the State of Cook, Illinois, do hereby certify that JOHN M. TERADA AND MASAKO M. TERADA, HIS WIFE



personally known to me to be the same persons whose names subscribed 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 17th day of July 1978

Arlee Walker, Notary Public

Form 91

After recording return to: Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY 111 West Washington St. / Chicago, Ill. 60602 Attention: Land Trust Department

1465 Circle Court, Elk Grove Village, IL 60007 For information only insert street address of above described property.

RECORD & RETURN TO LAND TRUST DEPT. CHICAGO TITLE CO. TRUST # 72415

EXEMPT UNDER PROVISIONS OF PARAGRAPH Revenue Statute SEC. 200.1-2 (B-6) ON PARAGRAPH GRANT SEC. 200.2-1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE. JUL 19 1978 DATE BUYER, SELLER, REPRESENTATIVE JUL 19 1978 DATE BUYER, SELLER OR REPRESENTATIVE

UNOFFICIAL COPY

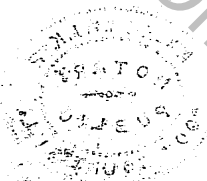
COOK COUNTY, ILLINOIS
FILED FOR RECORD

APR 21 9 07 AM '78

Rodney R. Wilson
RECORDER OF DEEDS

+ 24546132

Property of Cook County Clerk's Office



OF RECORDS