

UNOFFICIAL COPY

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24590855

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Quit Claim  
DEED IN TRUST

1978 AUG 18 PM 2 11

RECORDERS OF DEEDS  
COOK COUNTY ILLINOIS  
25148364

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MASARU FUNAI and CAROLYN C. FUNAI his wife, EDWARD T. MORIOKA and KIKOU MORIOKA his wife, and MINORU MAVEDA and DORA JEAN MAVEDA his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Assign unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of August 1978, and known as Trust Number 24180, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 15 and 16 (except the West 16 feet for alley) in Block 4 in Rufus C. Hall addition to Argyle in the South 1/2 of the South West 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

\* This deed is being recorded for the purpose of deleting the tax exemption provision except under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.

8/18/78 Date Buyer, Seller or Representative

SUBJECT TO THE RIGHTS, if any, of Arnold Karklins under an Articles of Agreement between Arnold Karklins and the grantors of this indenture; and subject to whatever final disposition is made in case #77CH57082, presently pending in the Circuit Court of Cook County to correct certain building code violations, including, but not limited to, the following: to correct certain building code violations, including, but not limited to, the following: to correct certain building code violations, including, but not limited to, the following:

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate streets, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, for a term not to exceed 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 99 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 real estate, or any part thereof, for other real or personal property, to grant easements, charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or any successor 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement, or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and (d) if the conveyance 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, powers, authorities and obligations of the, his or their predecessor, in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or omitted by it or their agents or attorneys in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such transfer, charge or other dealing involving the registered lands so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago the entire legal and equitable title to fee simple, in and all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such transfer, charge or other dealing involving the registered lands so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seals this 18th day of August 1978.  
Masaru Funai and Carolyn C. Funai  
Edward T. Morioka and Kikou Morioka  
Minoru Maveda and Dora Jean Maveda

I, Pamela Immendorf, a Notary Public in and for said County, in the state aforesaid, do hereby certify that the above described parties personally known to me to be the same persons whose names are 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.

PAMELA IMMENDORF  
NOTARY PUBLIC - CALIFORNIA  
Santa Clara County  
My Commission Expires Apr. 11, 1981

The Cosmopolitan National Bank of Chicago  
Box No. 626

RECEIVED IN  
CONDITION  
LIMITED TO ANY FINE  
FOR INJUNCTIVE RELIEF

24 690 713  
25148364  
24590855  
Document Number

For information only insert street address of above described property.


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

This deed is being reacknowledged for the purpose of deleting the word "warrant" and substituting the word "quit claim" therefor, and for the purpose of making the deed subject to the rights, if any, of Arnold Karklins and subject further to a certain pending lawsuit, as stated above.

State of California ss. I, the undersigned, Notary Public in and for said County, in County of Santa Clara the state aforesaid, do hereby certify that Edward T. Morioka and Kikue Morioka

personally known to me to be the same personS whose nameS are \_\_\_\_\_ subscribed 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

 PAMELA IMMENDORF  
NOTARY PUBLIC - CALIFORNIA  
Santa Clara County  
My Commission Expires Apr. 11, 1981

Notary act, for the uses and purposes therein set forth, including the release and waiver of \_\_\_\_\_  
Gives under my hand and notarial seal this 28th day of September 1978  
Pamela Immendorf  
Notary Public

25148364

The Cosmopolitan National Bank of Chicago  
Box No. 626

For information only. This instrument does not describe above described property.  
24830713

24690713

This deed is being reacknowledged for the purpose of deleting the word "warrant" and substituting the word "quit claim" therefor, and for the purpose of making the deed subject to the rights, if any, of Arnold Karklins and subject further to a certain pending lawsuit, as stated above.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

25148364

I, DENISE H. SAIKI, a Notary Public in and for said County, in the state aforesaid, do hereby certify that MASARU FUNAI and CAROLYN C. FUNAI and MINORU MAYEDA and DORIS JEAN MAYEDA personally known to me to be the same persons whose names are 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 15th day of  
1978.

*Denise H. Saiki*  
Notary Public



CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV-3-78 RB.11173 180.00  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE NOV-3-78 RB.11173 74.50

24 690 713

MAIL ROOM  
THE COSMOPOLITAN NATIONAL BANK OF CHICAGO  
BOX NO. 826  
CHICAGO, ILLINOIS

COOK COUNTY ILLINOIS  
FILED FOR RECORD  
OCT 21 '78 5 00 AM

#24690713

COOK COUNTY ILLINOIS  
FILED FOR RECORD  
OCT 17 '78 10 33 AM

#25148364

END OF RECORDED DOCUMENT