

MAR-30-88

13109

88131003 - A - Rec

12.00

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s), Akio Sendai and Shinko Sendai, 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 consideration, receipt of which is hereby duly acknowledged, Con-
vey(s) and Quit Claim(s) unto the First American Bank, an Illinois Banking Corporation duly organized and existing
under the laws of the State of Illinois, 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 16th
day of March, 19 88, and known as Trust Number 88-15,
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3692 in Elk Grove Village Section 12, being a Subdivision in Sections
32 and 33, Township 41 North, Range 11, East of the Third Principal Meridian,
in Cook County, Illinois.

88131003

Permanent Index Number: 08-52-417-010

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and
to vacate any subdivision or part thereof, and to redivide said real estate 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 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, 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 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
hereafter, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the man-
ner 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 or 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 should 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 that 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 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, 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 lease or other 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, lease mortgage or other instrument and (d) if
the conveyance is made in 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 his, its or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither the First American Bank, 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 it or they or its or their agents or attorneys may do or omit 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 ex-
pressly 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 contract, obligation or indebtedness, except only 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 First American Bank the en-
tire legal and equitable title in fee simple, in and to 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 any transfer, charge or other dealing involving the said lands is in accordance
with the true intent and meaning of the trust.

And the 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hands and

seal s this 16th day of March 19 88

Akio Sendai (SEAL) Shinko Sendai (SEAL)
Akio Sendai (SEAL) Shinko Sendai (SEAL)

State of Illinois ss. I, Michael W. Sugano a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that Akio Sendai and Shinko Sendai,
his wife
23 day of MAR 19 88
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 16th day of March 19 88

" OFFICIAL SEAL "
MICHAEL W. SUGANO
NOTARY PUBLIC, STATE OF ILLINOIS
EXPIRES 8/27/90

" OFFICIAL SEAL "
MICHAEL W. SUGANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/27/90

Notary Public Send tax bills to:
Walpole Road
Elk Grove Village, Illinois



RETURN TO
FIRST AMERICAN BANK
SKOKIE, ILLINOIS 60077

For information only insert street address of above described property.

12.00 E

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, REAL ESTATE TAX ASSESSMENT ACT.
3-16-88
DATE

This space for affixing Riders and Revenue Stamps

88131003
Document Number

20 MAR 88

JUL 1

UNOFFICIAL COPY

Property of Cook County Clerk's Office