

UNOFFICIAL COPY

94311236

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, BERNARDO GRECO and
MARIA A. GRECO, his wife

DEPT-01 RECORDING \$23.50
T#1111 TRAN 4866 04/07/94 13:48:00
#3562 #94-311236
COOK COUNTY RECORDER

of the County of Cook and State of Illinois
for and in consideration of Ten
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIM)* unto
50% to HISATOSHI NISHIJIMA as Trustee of
the HISATOSHI NISHIJIMA Trust dated July
7, 1993 and 50% to HISAE NISHIJIMA as
Trustee of the HISAE NISHIJIMA Trust
Dated July 7, 1993

(The Above Space For Recorder's Use Only)

and unto all and every successor or
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of
Illinois, to wit:

Lot 162 in Zelosky's Colonial Gardens Subdivision of the West Fractional Half of
the South East Fractional Quarter of Fractional Section 8, Township 40 North,
Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Permanent Real Estate Index Number(s): 13-08-411-021

Address(es) of real estate: 5862 W Higgins, Chicago, Illinois 60630

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, protect and subdivide said 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 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 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 98 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 property, or any part thereof, or 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 premises or any part thereof; 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, (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 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, 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 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 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. aforesaid have hereunto set their hands and seals this 16th day of March 1994
Bernardo Greco (SEAL) Maria A. Greco (SEAL)
BERNARDO GRECO MARIA A. GRECO

APR 11 1994
RIDERS' OR REVENUE STAMPS HERE

94311236

State of Illinois, County of Cook ss.
"OFFICIAL SEAL" of the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
IMPRESS CERTIFY that BERNARDO GRECO and MARIA A. GRECO, his wife
Notary Public State of Illinois personally known to me to be the same persons whose names are subscribed to the
My Commission Expires 9/18/96 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 official seal, this 16th day of March 1994
Commission expires 19
JESS E. FORREST
NOTARY PUBLIC

This instrument was prepared by JESS E. FORREST, 4970 N. Harlem, Harwood Hts., IL 60656
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: MANNY M. LANDOS
ATTORNEY AT LAW
5304 DEMPSTER
SKOKIE, IL 60077
(City, State and Zip)

NEED SUBSEQUENT TAX BILLS TO:
HISAE NISHIJIMA
(Name)
5862 W. Higgins,
(Address)
Chicago, Illinois 60630
(City, State and Zip)

23.50
109A

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

94311256

94311256

120000

500000

500000

14200

33700

Property of Cook County Clerk's Office