

UNOFFICIAL COPY

95020129

COLE TAYLOR BANK

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

SMW UBBBLINIS 1

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act

11/16/94 X
Date
Notary Seal or Representation

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance of Section 2001-286 of said Ordinance

Seal of Representative
This space for attesting Notary and Revenue Stamps

Notary Seal or Representation
G. Kita

Document Number
95020129

THIS INDENTURE WITNESSETH, That the Grantor, Kazuko Ikeda married to Theodore Ikeda of the County of Orange and the State of California, 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, Convey and Quit Claim unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trust within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of November 19 94, and known as Trust Number 94-6139, the following described real estate in the County of Cook and State of Illinois, to wit

Lot 33 in Feinberg's Sheridan Drive Addition in the South East Quarter of Section Twenty (20), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY

GRANTEE'S ADDRESS 850 W. Jackson, Chicago, Illinois

PIN 14 20-410-023

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes hereon and in said Trust Agreement set forth Full power and authority is hereby granted to said Trustee to improve, enlarge, 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 subdivide said real estate as often as deemed 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 to 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 in future and upon any terms and for any term or period of time not exceeding in the case of any single lease the term of 99 years and to renew or extend leases upon any terms and for any period 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 exchange said real estate or any part thereof for other real or personal property to grant easements or charges in any and 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 do in and to 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 the 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 or other instrument was executed in accordance with the trusts conditions and limitations contained in the 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 fully 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 it, his or their predecessors in trust

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under it 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

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 the said grantor hereby expressly waives and releases 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 aforesaid has hereunto set her hand and seal this 10th day of November 19 94

(SEAL) X Kazuko Ikeda (SEAL)
Kazuko Ikeda

State of California SS
County of Orange

I, _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that Kazuko Ikeda married to Theodore Ikeda

Theodore Ikeda personally known to me 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 her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead Given under my hand and Notary Seal this _____ day of November 19 94

Notary Public

MAIL TO:

Geo. Kita
3248 N. Clark St.
Chicago, Illinois 60657

Address of Property

914 W. Newport
Chicago, Il. 60657
For information only

This instrument was prepared by:
George Kita
3248 N. Clark St.
Chicago, Illinois

OR RECORDER'S BOX NO.

25508

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
1#0001 TRAN 6722 01/11/95 09:07:00
#0146 # CG * -95-020129
COOK COUNTY RECORDER

67102096

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 26, 1994

Signature: George Kita

Grantor or Agent

Subscribed and sworn to before me by the said George Kita this 28th day of November, 1994.

Notary Public Carl Kita



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 26, 1994

Signature: George Kita

Grantee or Agent

Subscribed and sworn to before me by the said George Kita this 28th day of November, 1994.

Notary Public Carl Kita



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

95020129

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 11-16-94 before me, Lori Cohen Notary Public

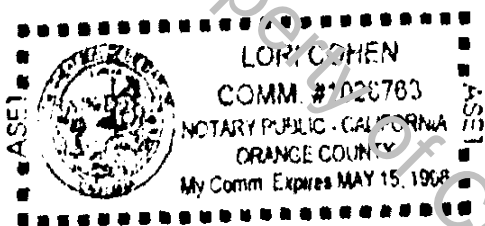
DATE

NAME AND TITLE OF NOTARY E.G. JANE DOE, NOTARY PUBLIC

personally appeared - Kazuko Ikeda

NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lori Cohen

OPTIONAL

The data below is not required by law, however it may prove valuable to the person relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY SIGNER

Quitclaim Deed in Trust

TITLE OR TYPE OF DOCUMENT

- INDIVIDUAL
 CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
 GENERAL

one

NUMBER OF PAGES

- ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

11-16-94

DATE OF DOCUMENT

None

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

2558