

# UNOFFICIAL COPY

**COLE TAYLOR BANK**

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the  
Grantor, Tamaki Hirata,  
a widow and not since remarried

of the County of \_\_\_\_\_ and  
the State of Japan, 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(s) and Quit Claim(s) 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 trusts 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 Southeast 1/4 of Section 20,  
Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County,  
Illinois

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

Exempt under provisions of Paragraph F, Section 4, Illinois Real Estate Transfer Tax Act.

P.I.N. 14-20-410-023

Date

Grantor or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts 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 real estate  
or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to  
resubdivide 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  
praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single  
demise the term of 198 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 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 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.

See Reverse

F	278	A
P	-	P
T	278	V
I	(8)	

DEPT-01 RECORDING \$27.50  
T#0004 TRAN 8625 10/23/96 14:09:00  
#1273 # LF \*-96-808543  
COOK COUNTY RECORDER

96808543

(1) 5141 7989

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# UNOFFICIAL COPY

Mail To:

George Kita  
3248 N. Clark St.  
Chicago, IL 60657

Address of Property:  
914 W. Newport  
Chicago, IL.  
This instrument was prepared by:  
George Kita  
3248 N. Clark St.  
Chicago, IL 60657



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
SS \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public in and for said County, in the state of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally known to me to be the same person(s) whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
(SEAL) \_\_\_\_\_  
Tamaaki Hirata  
(SEAL) \_\_\_\_\_  
Tamaaki Hirata  
(SEAL) \_\_\_\_\_

In no case shall any party dealing with said Trustee, or any successor in trust, in relations 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 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 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 trust 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 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. And the said grantor(s) hereby expressly waive(s) and release(s) 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 has hereunto set my \_\_\_\_\_ hand(s) and seal(s) this \_\_\_\_\_ day of October, 19 96.

Property of Cook County Clerk's Office

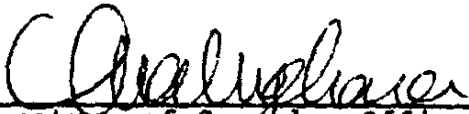
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## ACKNOWLEDGEMENT CERTIFICATE

JAPAN )  
 )  
CITY OF TOKYO ) SS:  
 )  
EMBASSY OF )  
THE UNITED STATES OF AMERICA )

I certify that on this day the individual named below  
appeared before me and acknowledged to me that the  
attached instrument was executed freely and voluntarily.

\_\_\_\_\_  
\* \* \* Tamaki HIRATA \* \* \*  
\_\_\_\_\_  
Name of Individual

  
\_\_\_\_\_  
Signature of Consular Officer  
Margaret A. Uyehara

\_\_\_\_\_  
Vice Consul of the United States of America

October 9, 1996  
Date

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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 OCTOBER 23, 1996

Signature: \_\_\_\_\_

George Kita  
Grantor or Agent

Subscribed and sworn to before me by the said GEORGE KITA this 23<sup>RD</sup> day of OCTOBER, 1996.

"OFFICIAL SEAL"  
Theresa A. Crano  
Notary Public, State of Illinois  
My Commission Expires 6/19/98

Notary Public Theresa A. Crano

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 OCTOBER 23, 1996

Signature: \_\_\_\_\_

George Kita  
Grantee or Agent

Subscribed and sworn to before me by the said GEORGE KITA this 23<sup>RD</sup> day of OCTOBER, 1996.

"OFFICIAL SEAL"  
Theresa A. Crano  
Notary Public, State of Illinois  
My Commission Expires 6/19/98

Notary Public Theresa A. Crano

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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.]

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