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QUITCLAIM DEED IN TRUST

24 812 650

7-220A 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor, **LAURINE M. SWIFT, divorced and not since remarried,**

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND 00/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Conveys and quit claims unto the **PIONEER BANK & TRUST COMPANY,** a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **27th** day of **September**, 19 **77**, known as Trust Number **20731**, the following

described real estate in the County of **Cook** and State of Illinois, to-wit: **Unit 324-B as delineated on the Plat of Survey of Bishop's Gate Condominium in part of the Northwest quarter and part of the North 26-1/4 rods of the Northeast quarter and part of Lot 2 in County Clerk's Division of the Northeast quarter, all in Section 30, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to Declaration of Condominium Ownership made by Glenview State Bank as Trustee under a Trust Agreement dated January 19, 1978 and known as Trust Number 1654, recorded in the Office of the Recorder of Deeds as Document 24731730 and filed with the Registrar of Titles as Document 3060965, as amended from time to time, together with its undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, (including all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Plat of Survey), in Cook County, Illinois.**

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act. Date 12/13/78 Representative

10.00

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60659

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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 is hereby granted to said trustee to improve, alter, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 at 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 or times hereafter, 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, 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 for other real or personal property, to grant, convey or assign any right, title or interest in or about or for other real or personal property, to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and 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 that 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, in some amendment thereof and in any other instrument, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that said 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 or 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 file 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 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, **LAURINE M. SWIFT**, hereunto set her hand and seal this **12th** day of **December**, 19 **78**.

**LAURINE M. SWIFT** (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

State of **Illinois** SS. I, **ALICE KOLNICK**, Notary Public for said County, in County of **Cook**, do hereby certify that **LAURINE M. SWIFT, divorced and not since remarried,**

personally knows me to be the same person whose name is \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day \_\_\_\_\_ 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.

This instrument was prepared by hand and notarial seal this **12th** day of **December**, 19 **78**.  
**ALICE KOLNICK, Attorney at Law**  
**4760 W. Devon Ave., Lincolnwood, IL 60465**  
**Notary Public**

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

24 812 650

708230 Black CC 78 9662

66-78-916-7

BFC

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COOK COUNTY, ILLINOIS  
FILES FOR RECORD

JAN 23 '79 1 58 PM

*William J. Chase*  
RECORDED BY CLERK

\*24812650

Property of Cook County Clerk's Office

IF DETACHED AND RE-FILED IN SEPARATE FILE  
IT WILL BE CONSIDERED A SEPARATE FILE

END OF RECORDED DOCUMENT