UNOFFICIAL COPY

DEED IN TRUST

24 853 023

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 21 '79 9 00 AM

THE ABOVE SPACE FOR RECORDER'S USE ONLY

#24853023

1220 8-75

THIS INDENTURE WITNESSETH, That the Grantor

PHYLLIS CHEEVER, divorced, not since remarried,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100ths ($10.00) Dollars, and other good and valuable considerations in hand paid, Conveys unto the PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of November, 1978, known as Trust Number 21578, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 12 in Block 3 in 1st Addition to W. G. McIntosh's Metropolitan Elevated Subdivision, being a Subdivision of that part of the South West Quarter lying North of the South 1271.3 feet of the South 300 acres of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, also of Blocks 78, 79 and 80 of said Section 19 (except the South 300 acres thereof), in Cook County, Illinois.

10 00

This Deed is exempt under the Real Estate Transfer Act, Subparagraph (d).

Legal Representative

Grantee's Address 2001 West North Avenue, Chicago, Illinois (60639)

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.

[illegible]

In no case shall any party dealing with said trustee in relation to said premises, or any part thereof, 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 any conveyance or other instrument was executed in accordance with the terms, 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 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 note in the certificate of title or duplicate thereof, or memorial, The words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 aforesaid has S hereunto set her hand and seal this 26th day of December, 1978.

Phyllis Cheever (Seal)
Phyllis Cheever

(Seal)

This instrument Prepared by:
DONALD J. NOVOTNY
ATTORNEY AT LAW
6905 WEST CERMAK ROAD
BERWYN, ILLINOIS 60402
PHONE: 484-2508

State of Illinois
County of Cook } ss.

I, Mary Ann Torres, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Phyllis Cheever, Divorced and not since remarried

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 the right of homestead.

Given under my hand and notarial seal this 9th day of Febuary, 1979.

Mary Ann Torres
Notary Public

MARY ANN TORRES NOTARY PUBLIC COOK COUNTY, ILLINOIS

Pioneer Bank & Trust Company
Box 22

1647 S. Clinton Avenue
Berwyn, Illinois 60402
For information only insert street address of above described property.

24 853 023
Document Number

END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office