

# UNOFFICIAL COPY

*Erving P. Cohen*

24877812

RECORDED IN THE  
COOK COUNTY RECORDS

QUIT CLAIM DEED IN TRUST  
THIS INSTRUMENT WAS PREPARED BY  
R. K. LINDEN  
PIONEER TRUST & SAVINGS BANK  
400 N. W. 84th AVENUE - CHICAGO, ILLINOIS

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10.00

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor

PHYLLIS CHEEVER, DIVORCED AND NOT SINCE REMARRIED

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, 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 19th day of OCTOBER, 1978, known as Trust Number 21516, the following described real estate in the County of Illinois and State of Illinois, to-wit:

SEE RIDER ATTACHED AND INITIALED

Unit No. 602 as delineated upon Survey of Lots 6,7,8 and 9 in Block 10 in H.O. Stone's Subdivision of Astor's Addition to Chicago in Section 3, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which Survey is attached as Exhibit A to Declaration of Condominium made by Michigan Avenue National Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1966 and known as Trust No. 1051 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24642367 together with an undivided .3580 % interest in the property described in said Declaration of Condominium Ownership aforesaid (excepting the units as defined and set forth in said Declaration and Survey). together with the tenements and apputenances thereto belonging.

Exempt under provisions of Paragraph 200.1-236 or under provisions of Section 200.148 of the Chicago Ordinance.  
3/12/79  
Buyer, Seller or Representative

24877812

Recorder's Office

Property of Cook County

24877812

Grantee's Address: 4000 West North Avenue, Chicago, Ill. 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.

Full power and authority is hereby granted to said trustee to improve, manage, 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 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 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 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all 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, (b) that at the time of the delivery thereof the trust agreement was in full force and effect, (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 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 the trustee 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 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 aforesaid has hereunto set her hand and seal this 5th day of March 19 79

Phyllis Cheever (Seal) PHYLLIS CHEEVER

I, the undersigned 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 10th day of March 19 79 Mary Ann Daves Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

Violations of Paragraph... Section 4, Real Estate Transfer Tax of the Chicago Transaction Tax

Stamp: 3/12/79, 24877812, 24877812, Notary Seal