

UNOFFICIAL COPY

24 888 623

RECORDED FOR DEEDS

QUIT CLAIM DEED IN TRUST
This instrument was prepared by: COOK COUNTY, ILLINOIS
Joan J. Behrendt
Pioneer Bank & Trust Co.
4000 W. North Ave.
F220A 8-75 Chicago, Ill. 60639

MAR 22 '79 12 39 PM

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THE ABOVE SPACE FOR RECORDERS USE ONLY

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 DOLLARS AND NO/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 30th
day of
January, 19 79, known as Trust Number 21645, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 12 in block 17 in Chicago Land Investment Company's Subdivision in
the North East 1/4 of Section 33, Township 40 North, Range 13 East of the
Third Principal Meridian, in Cook County, Illinois.

Grantee's Address: 4000 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 said 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 deposit, 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 lease the term of 99 years, and to renew or extend leases upon any terms and
contract to make leases and to grant options to lease and options to renew 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
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 con-
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-
rowed 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 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 to be 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 limitations", or words of similar
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive, release 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 hereunto set her hand and seal
this 30th day of January, 1979

Phyllis Cheever (Seal)
PHYLLIS CHEEVER

(Seal)

(Seal)

(Seal)

State of ILLINOIS ss. I, The undersigned, a Notary Public in and for the County, in
County of COOK the state aforesaid, do hereby certify that Phyllis Cheever, divorced
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 15th day of March, 1979

Mary Ann Davies
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of
above described property.

BFC

UNIT 00 PNTI # WST 05056 200

Property

Section 200.14B of the Chicago Transaction Tax Ordinance.
Buyer, Seller or Representative
Date 3/14/79

Document Number
24 888 623

END OF RECORDED DOCUMENT