

UNOFFICIAL COPY

Property of Cook County Clerk

LATER DATE

QUIT CLAIM DEED IN TRUST COOK COUNTY, ILLINOIS
THIS INSTRUMENT WAS PREPARED BY FILED FOR RECORD

24957185

Richard H. Olson
Recorder of Deeds

R. K. LINDEN
PIONEER TRUST & SAVINGS BANK MAY 11 1979 2 25 PM
4000 AHS NORTH AVENUE - CHICAGO, ILLINOIS

#24957185

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 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 3rd day of
April, 1979, known as Trust Number 2715, the following
described real estate in the County of Cook and State of Illinois to-wit:

SEE RIDER ATTACHED

PARCEL 1:

The West 21.17 feet of the East 177.34 feet of the South 1/2 of Lot 5
in Dempster Garden Homes Subdivision, being a Subdivision of part of
the South East 1/4 of Section 15, Township 41 North, Range 12 East of
the Third Principal Meridian, in Cook County, Illinois

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PARCEL 2:

Easements as set forth in the Plat of Subdivision dated June 9, 1960
Document Number 17877299; and Certificate of Correction recorded March
9, 1961 as Document Number 18104793, and as created by the Mortgage
recorded September 7, 1961 as Document Number 18263897, in Cook County,
Illinois

Grantor does grant to the Grantees, their heirs and assigns as easements appurtenant
to the premises hereby conveyed, the easements created by said Declaration and
Plat for the benefit of the owners of the parcel of realty herein described.
Grantor reserves to itself, its heirs and assigns, as easements appurtenant to the
remaining parcels described in said Declaration and Plat the easements hereby
created for the benefit of said remaining parcels described in said Declaration and
Plat, and this conveyance is subject to said easements and the right of the
Grantor to grant said easements in the conveyance of said remaining parcels, or
any of them, and the parties hereto, for themselves, their heirs and assigns,
covenant to be bound by the covenants and agreements in said document set forth as
covenants running with the land.

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Exempt under 07-0181
Real Estate Transfer

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166. 30-9

Property of Cook

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 at all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises, or any part thereof, to lease said property, in any part thereof, from time to time, in possession or reversion, by leases to commence in present, or 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 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 hereof 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 in 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 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, nor 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 other instrument 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 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 waives \$ and releases \$ 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, Phyllis Cheever hereunto set her hand and seal this 27th day of April, 1979.

(Seal) Phyllis Cheever (Seal)
Phyllis Cheever (Seal)

State of Illinois SE. I, the undersigned a Notary Public in and for said County, in County of Cook 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, and that she executed the same for the purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 27th day of April, 1979
Mary J. Rybicka Notary Public

Pioneer Bank & Trust Company

Box 22

For information only give a street address of above described property.

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.
4/27/79
Dakota Emanuel CIVIL RIGHTS SELLER OR REPRESENTATIVE
21907185
Department Number



END OF RECORDED DOCUMENT