

all  
1/5/2

QUIT-CLAIM  
DEED IN TRUST

25439534

F220 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY.

THIS INDENTURE WITNESSETH, That the Grantor, **PHYLLIS CHEEVER, divorced and not since re-married**, as nominee 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 ~~grants~~ <sup>quit-claims</sup> unto the **PIONEER BANK & TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **25th** day of **September**, **1979**, known as Trust Number **21938**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot eighteen (18) and the North half (1/2) of Lot nineteen (19) in Block five (5) in Subdivision of Lots four (4) and six (6) in County Clerk's Division of Part of the West half (1/2) of the Southwest quarter (1/4) of Section twenty-five (25), Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian, according to the plat recorded July 7, 1885 as Document #637899.

THIS DOCUMENT PREPARED BY: **Barry B. Kreisher**  
**29 S. LaSalle Street**  
**Chicago, IL. 60603**

10.00

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 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 premises 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 the 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 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 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, about or 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 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 the 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 hereunder, (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, profits 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, profits 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 aforesaid has hereunto set her hand and seal this 11th day of December, 1979.

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

(Seal) \_\_\_\_\_ (Seal)

State of Illinois ss. I, \_\_\_\_\_ a Notary Public in and for said County, in County of Cook do hereby certify that Phyllis Cheever, divorced and not since re-married

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 4th day of March, 1980

*Quincy Notarowski*  
Notary Public

Pioneer Bank & Trust Company  
Box 22

2415 N. Kedzie Ave., Chicago, IL.  
For information only insert street address of above described property.

Section 17-100, Illinois Transfer Act, Chapter 115, Illinois Tax Act, Mayor, Seller or Representative

EXEMPT FROM PAYMENT OF STATE AND LOCAL TAXES UNDER PROVISIONS OF SECTION 17-100, CHAPTER 115, ILLINOIS TAX ACT. CHICAGO TRANSFER TAX ORDINANCE

25439534

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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1980 APR 29 PM 12:43

*Sidney R. Olson*  
RECORDER OF DEEDS

25439534

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT