

25469878

QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
JOHN P. DUNNE
PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1980 MAY 29 AM 11:17

Sidney H. Olson
RECORDER OF DEEDS
25469878

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 **9TH** day of
MAY, 19**80**, known as Trust Number **22331**, the following
described real estate in the County of _____ and State of Illinois, to-wit:

SEE RIDER ATTACHED

Unit No. 855-3 as delineated on Survey of the following described
parcel of real estate (hereinafter referred to as 'Parcel'):

Lot 8 and the East 5/8 of an inch of the North 40 Feet of Lot 9
in the Subdivision of the North 4 acres of the East 1/2 of the
Northeast 1/4 of Section 17, Township 40 North, Range 14 East of
the Third Principal Meridian in Cook County, Illinois.

Said Survey is attached as Exhibit 'A' to that certain Declaration
of Condominium Ownership and of Easements, Restrictions and Covenants
for the **853 LAWRENCE CONDOMINIUM** made by the **BANK OF RAVENSWOOD** as
Trustee under Trust Agreement dated February 9, 1978 and known as
Trust No. 25-3126 recorded in the Office of the Cook County Recorder
of Deeds as Document No. 25-3126-77/ and that certain Amendment
to Declaration of Condominium Ownership and of Easements, Restriction-
tions and Covenants for the **853 LAWRENCE CONDOMINIUM** made by the
BANK OF RAVENSWOOD as Trustee under Trust Agreement dated February
1978 and known as Trust No. 25-3126 recorded in the Office of the
Cook County Recorder of Deeds as Document No. 25-3126-35/
together with an undivided 16.67 per cent interest in said
Parcel (excepting from said Parcel all the property and space com-
prising all of the Units thereof as defined and set forth in said
Declaration and Survey).

25469878

Put 15/14/80

Section 4, Paragraph 1, Subparagraph 1, Section 4, Paragraph 1, Subparagraph 1

M. a. Zinnel agent

5-13-80

agent

Property of Cook County

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 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 lease 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 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 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, or to 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. (a) that at the time of the delivery thereof of 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 thereto 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 a successor 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.

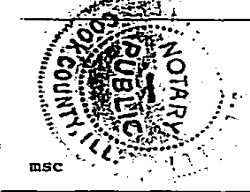
And the said grantor hereby expressly waives and releases and heretofore has, and heretofore shall, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereof said by S. hereunto set her hand and seal this 9th day of May 1980

Phyllis Cheever (Seal)
PHYLLIS CHEEVER (Seal)

State of Illinois SS. 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 13th day of May 1980. M. A. Gordon Notary Public



Pioneer Bank & Trust Company Box 15 For information only insert street address of above described property. Box 15

THIS SPACE FOR AFFIXING STAMPS AND REVENUE STAMPS
M. A. Gordon, agent
5/25/80
25469878
Document Number
10.00