

UNOFFICIAL COPY

PNT NC151799 203

QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
JOHN P. DUNNE
PIONEER BANK & TRUST COMPANY
4600 W. NORTH AVE. CHICAGO, ILLINOIS

25598108

COOK COUNTY, ILLINOIS
RECORDED
1980 SEP 25 AM 10:28

RECORDED OF DEEDS
25598108

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 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 23rd day of June 1980, known as Trust Number 22386, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED

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 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, each upon any terms and contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and for any other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title, interest in or about or for such 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, advanced or received 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 act of said trustee, or 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, 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, 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 aforesaid has hereunto set her hand and seal this 25th day of August, 1980

Phyllis Cheever (Seal) _____ (Seal)
PHYLLIS CHEEVER

(Seal) _____ (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 she substituted of 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 25th day of August, 1980

Margaret Edlund
Notary Public

Pioneer Bank & Trust Company

mail to Box 22

For information only insert street address of above described property.

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THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS
Stamp under provisions of Paragraph 3, Section 6, Real Property Tax Act of 1974
Phyllis Cheever
Buyer, Seller or Representative

Date

80788827

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RIDER ATTACHED HERETO AND MADE A PART HEREOF OF TRUST NO. 22386

PARCEL I:

Unit Number 1023 Building 10, in Pheasant Creek Condominium Association Number 3, as delineated on survey of part or parts of the following described parcel of real estate (hereinafter referred to as Parcel): Lot "B" in White Plains Unit Number 7, being a Subdivision in Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to Declaration of Condominium made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated January 2, 1977 and known as Trust Number 1068750, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 23,959,365 as amended from time to time, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

ALSO

PARCEL II:

Easements appurtenant to and for the benefit of Parcel I as set forth in Pheasant Creek Association Declaration of Covenants, Conditions and Restrictions dated March 5, 1974 and recorded March 8, 1974 as Document 22,648,909, as amended from time to time, and as created by Deed from Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated January 2, 1977 and known as Trust Number 1068750 to Katherine Walczak Drex dated April 6, 1978 and recorded April 14, 1978 as Document 24,403,671, for ingress and egress, in Cook County, Illinois.

END OF RECORDED DOCUMENT