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QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
JOHN P. DUNNE
PIONEER BANK & TRUST COMPANY
2200 W. NORTH AVENUE - CHICAGO, ILLINOIS

1980 NOV 20 PM 12 38

25674794

NOV 20 1980 571585 25674794 REC

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 7th day of
April 1964 Known as Trust Number 14449, the following
described real estate in the County of Cook and State of Illinois, to-wit:

SEE REVER ATTACHED

THAT PART OF LOT "A", IN RIVER GROVE ESTATES, BOUNDED AND
DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY NORTH
WEST CORNER OF SAID LOT "A", THENCE SOUTH ON THE WEST LINE
OF SAID LOT "A", A DISTANCE OF 79.07 FEET, THENCE EAST, AT
RIGHT ANGLES TO THE SAID WEST LINE OF LOT "A", TO THE SOUTH-
EASTERLY LINE OF LOT "B", IN THE SAID RIVER GROVE ESTATES,
EXTENDED SOUTHWESTELY, THENCE NORTHWESTERLY ON THE SAID
SOUTHEASTERLY LINE OF LOT "B", EXTENDED TO THE MOST SOUTHERLY
CORNER OF SAID LOT "B", THENCE NORTHWESTERLY ON THE SOUTHWESTERLY
LINE OF SAID LOT "B", AND THE SAID SOUTHWESTERLY LINE EXTENDED
TO THE NORTHWESTERLY LINE OF SAID LOT "A", THENCE SOUTHWESTERLY
ON THE SAID NORTHWESTERLY LINE OF LOT "A", TO THE POINT OF
BEGINNING, BEING A SUBDIVISION IN THE NORTH EAST FRACTIONAL 1/4
OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25674794

ions of Paragraph E, Section 4,
Tax Act

Phyllis Cheever
Buyer, Seller or Representative

Clerk's Office

UNOFFICIAL COPY

Property of Cook County

Exempt under provisions of Real Estate Transfer Tax Act, NOV 14 1980

25674794

THIS PAGE FOR AFFIXING RIDERS AND REVENUE STAMPS

25674794

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 redivide 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, 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 and 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 encumbrance 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 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 of any 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 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 any 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.

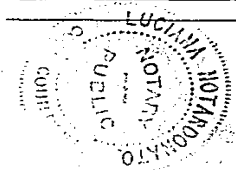
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 10th day of May 1980

Phyllis Cheever (Seal) PHYLIS CHEEVER (Seal)

10.00 (Seal)

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in County of Cook do hereby certify that PHYLIS 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 14th day of Nov. 1980

Luciana Notarodavato Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

BFC

Property of Cook

a corp
describ

Exempt under provisions of Real Estate Transfer Tax Act
NOV 14 1980
Buyer, B6

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60631

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same and for the uses and purposes herein and in said trust agreement set forth.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said trustee 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, 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 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.

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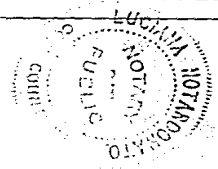
And the said grantor hereby expressly waives, surrenders and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on executions or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 10th day of May, 1980.

Phyllis Cheever (Seal)
PHYLLIS CHEEVER (Seal)

1000 (Seal)

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in and for said County, 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 14th day of Nov. 1980

Lucia Notary Public
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING STAMPS AND REVENUE STAMPS

25674794

Office 25674794
Document Number

END OF RECORDED DOCUMENT