

UNOFFICIAL COPY

25722978

Exempt under Section 17-1 of Paragraph E, Section 17-1
Real Estate Law

Date 12-19-80
Signature of Grantor or Representative

QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
JOHN P. DUNNE
PIONEER BANK & TRUST COMPANY
1220A 4600 W. NORTH AVENUE - CHICAGO, ILLINOIS

THE ABOVE SPACE FOR RECORDERS USE ONLY

700.12136
City
11/15/80

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 one 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 5th day of December, 19 80, known as Trust Number 22565, the following described real estate in the County of Cook and State of Illinois, to-wit:

1000

SEE RIDER ATTACHED

Unit No. 317-1 in the 317 W. Belden Condominium as delineated on a survey of the following described real estate:

Lots 38 and 39 in Anita, a Subdivision of part of Block 15 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian,

all in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25589436 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, their successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions were recited and stipulated at length herein.

116943-6299-035-2

25722978

Cook County Clerk's Office

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Property of Cook County Illinois
1971 JAN 20 10 00 AM
25722978

Chicago, Illinois
25722978

Grantee's Address: 400 W. North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances on 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 lease 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 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, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or permitted 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 any 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, 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 life 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 a right 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 "with trusts" or similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and conveys 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 5th day of December 1980.

Phyllis Cheever (Seal) _____ (Seal)

(Seal) _____ (Seal)

State of ILLINOIS ss. I, the undersigned a Notary Public in and for said County, in the County of COOK, 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 19th day of December, 1980
Phyllis Cheever
Notary Public

Pioneer Bank & Trust Company

BFC

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING INDEX AND REVENUE STAMPS

Document Number

25722978

END OF RECORDED DOCUMENT