

2

QUIT CLAIM DEED IN TRUST

COOK COUNTY, ILLINOIS

25722983

*Sittingh. Olson*

1981 JAN -2 AM 0:00

25722983

F220 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor

PHYLLIS CHEEVER, a woman divorced and not 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 ~~conveys~~ <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 5 day of December, 19 80, known as Trust Number 22564, the following described real estate in the County of Cook and State of Illinois, to-wit:

7-99-047E

Unit 323-1 in the 317 W. Belden Condominum 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 in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominum recorded as Document Number 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.

2010.1.28.6  
Cody Stamps

Magraph Section 4.

*Handwritten signature*  
Attorney or Representative

Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County

145955 - 67-9

Grantee's Address: 4600 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 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 contract to make leases and to grant options to lease 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 rents, 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 any part of 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 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, and no beneficiary hereunder or in some amendment thereof 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 5th day of December 1980

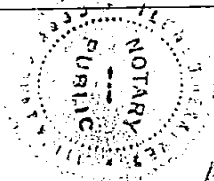
(Seal) Phyllis Cheever (Seal)  
Phyllis Cheever

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

State of ILLINOIS ss. I, the undersigned, Notary Public in and for said County, in County of COOK do hereby certify that PHYLLIS CHEEVER, a woman divorced and not remarried

personally known to me to be the same person, whose name is \_\_\_\_\_ 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 15th day of December 1980  
Theresa S. [Signature]  
Notary Public



Return to:

Pioneer Bank & Trust Company

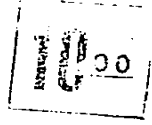
Box 22

2500 2/80 McLean Graphics Corp.  
Chgo. 252-2400

For information only insert street address of above described property.

Receipt under provisions of Par State Trustee Act.  
12/14/80  
A772

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS



25722983

END OF RECORDED DOCUMENT