

II

QUIT CLAIM DEED IN TRUST FEB 6 9M 12 23

25765861

JOHN P. DUNNE

1200A 1875

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH. That the Grantor Phyllis Cheever, Divorced and not since remarried and State of Illinois for and in consideration of \$1000.00 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 18th day of May 1979, known as Trust Number 21793, the following described real estate in the County of Cook and State of Illinois, to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

Lot Fourteen (14) and the East Ten (10) feet of Lot Fifteen (15) in Collins and Gauntletts 40th Avenue and Noble Avenue Addition to Chicago Subdivision of that part of Lot Seven (7) in Subdivision by Heirs of Mary Wilson of the North 26.33 acres of the East 10 acres of the North 120 acres of the North East quarter (NE 1/4) of Section Twenty-seven (27), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

Grantor's address: 3000 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, to 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, but extending in the case of any lease to a 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 to grant to new 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 all premises, or to whom said premises or any part thereof shall be conveyed, contacted 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 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, in 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, and 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 the trust 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 the 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 hereby directed not to register or note in the certificate of title or duplicate thereof, or non-suit, 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 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 29th day of January 1981.

(Seal) Phyllis Cheever (Seal) (Seal)

State of Illinois 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 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 5th day of February 1981.

Lucille McTardou Notary Public

Pioneer Bank & Trust Company

For information only insert street address of above described property.

BFC

Box 22

Exempt under provisions of Section 200.1-286 or under provisions of Section 200.143 of the Uniform Transference Tax Ordinance. FEB 5 1981 Buyer, Seller or Representative

THIS SPACE FOR ATTORNEY FEES AND REVENUE STAMPS Exempt under provisions of Paragraph H, Section 4, Real Estate Transfer Tax Act. FEB 5 1981 Buyer, Seller or Representative

Document Number 25765861

END OF RECORDED DOCUMENT