

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST  
THIS INSTRUMENT WAS PREPARED BY  
JOHN P. DUNNE  
PIONEER BANK & TRUST COMPANY  
4000 N. NORTH AVENUE, CHICAGO, ILLINOIS

25786858

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, **1st**  
a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **1st** day of  
**NOVEMBER**, 19**79**, known as Trust Number **22014**, the following  
described real estate in the County of **Cook** and State of Illinois, to-wit:

SEE RIDE ATTACHED

Unit No. **2202 J** in Carl Sandburg Village Condominium No. 7  
as delineated on a survey of Lot 1 (except the North 85.05  
feet and the East 30.00 feet thereof); Lot 2 (except the  
South 56.30 feet of the West 175.50 feet thereof); Lot 3 and  
that portion of Germania Place lying West of the West line  
of the said East 30.00 feet of Lot 1 extended South to the  
North line of said Lot 2, all in Chicago Land Clearance  
Commission No. 3, being a consolidation of Lots and parts of  
lots and vacated alleys in Bronson's Addition to Chicago and  
certain Resubdivisions, all in the Northeast Quarter of  
Section 4, Township 39 North, Range 14 East of the Third  
Principal Meridian, in Cook County, Illinois; which survey  
is attached as Exhibit 'A' to the Declaration of Condominium  
recorded as Document No. 25382049 and registered as Document  
No. LR 3179558 together with its undivided percentage  
interest in the Common Elements.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS, HER OR THEIR  
SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO  
THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR  
THE BENEFIT OF SAID REAL ESTATE SET FORTH IN THE AFURESAD  
DECLARATION, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER'S  
DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF  
COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND REGISTERED IN  
THE OFFICE OF THE REGISTRAR OF TOWNSHIP TITLES OF COOK COUNTY,  
ILLINOIS AS DOCUMENT NO. LR3085871 AND LR3095449, AS AMENDED  
FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS  
AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION  
AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING  
REAL ESTATE DESCRIBED THEREIN.

25786858

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS,  
RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED  
IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE SAME AS  
THOUGH THE PROVISIONS OF SAID DECLARATION AND THE HOMEOWNER'S  
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN AND  
LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY  
ACT OF ILLINOIS.

Witness of Paragraph Section 4  
after Tax Act

Buyer, Seller or Representative

UNOFFICIAL COPY

TH

PI01  
5308

TH

of t  
of  
and  
a cc  
desc

005573 67-97-058 F

Property of Cook Co

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 the 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 futuro, 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 or extend such 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all or any way 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, real or money borrowed or advanced on said premises, or be obliged to see to 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 no 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, 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 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, releases and discharges from 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, she hereunto set her hand and seal this 1st day of Sept. 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 County of Cook 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 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 Sept. 1980

Shirley M. McDonald  
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING TAX AND PROVISIONS OF PARAGRAPH 1, SECTION 4, Real Estate Transfer Tax Act

10/2/80 Date  
Phyllis Cheever Buyer, Seller or Representative

Document Number

25780858

BFC

UNOFFICIAL COPY

1981 FEB 25 PM 3 56

FEB-25-81 412997 25706858 11.00

Property of Cook County Clerk's Office

11<sup>00</sup>

25706858

25706858

25706858

3204233

3204233

FEB 25 11 04 AM '81  
REGISTERED & INDEXED  
3204233

RECEIVED  
FEB 25 1981

END OF RECORDED DOCUMENT