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A-1178443  
PNT

QUIT CLAIM DEED IN TRUST

THIS INSTRUMENT WAS PREPARED BY JOHN P. DUNNE

PIONEER BANK & TRUST COMPANY 4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

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 \$10,000.00 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 18th day of March, 1981, known as Trust Number 22696, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED SHEET

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date 4-3-81 Buyer, Seller or Representative Carol A. Weisner

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 of any 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 the present or 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 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 to contract respecting the manner of fixing the amount of present or future rentals, to purchase, to sell, to lease, to mortgage, to convey, to assign, to release, to release, to assign or to 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 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 and 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, the 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 a right to select 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 a note in the certificate of title or duplicate thereof, or memorial, The words "in trust", or "upon condition", or "with limitations", or "with conditions" 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, the undersigned, her hand and seal this 17th day of March, 1981.

Phyllis Cheever (Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

Illinois the undersigned \_\_\_\_\_ a Notary Public in and for said County, in State of Cook ss. I, \_\_\_\_\_ the state aforesaid, do hereby certify that Phyllis Cheever, divorced and County of Cook 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 18th day of March, 1981.

Notary Public \_\_\_\_\_ Pioneer Bank & Trust Company

For information only insert street address of above described property. BFC Box 22

10.00

By 25833055  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1981 APR -9 AM 9:34  
RECORDED OF DEEDS  
25833055

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

25833055



LEGAL DESCRIPTION

Unit No. 1-20-35-L-B-2 together with a perpetual and exclusive easement in and to Garage Unit No. G-1-20-35-L-B-2 as delineated on a Plat of Survey of a parcel of land being a part of the West 1/2 of the West 1/2 of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Mc Henry Road, in Cook County, Illinois (hereinafter referred to as "Development Parcel". A portion of which development parcel is described as being Lexington Commons Unit I Subdivision, being a Subdivision of Part of the Northwest 1/4 of Section 3, aforesaid, according to the Plat thereof recorded July 28, 1978 as Document 24557904, and Lexington Commons Unit II Subdivision, being a Subdivision of part of the West half of the Northwest Quarter of Section 3, aforesaid, according to the plat thereof recorded May 23rd, 1979 as Document 24 973 283, which survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated September 20th, 1977, and known as Trust No. 22718, recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 11th, 1978 as Document 24 759 029 as amended from time to time, together with a percentage of common elements appurtenant to said units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declaration are filed of record, in the percentages set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby.

Together with the exclusive right to the use of Garage Unit No. G-1-20-35-L-B-2 as delineated on the aforesaid plat of survey in accordance with the provisions of the aforesaid declarations as amended from time to time. Trustee also hereby grants to Grantee and Grantee's successors and assigns, as 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 as amended and Trustee reserves to itself, its successors and assigns, the right and easements set forth in said Declaration for the benefit of the remaining property described therein.

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