

UNOFFICIAL COPY

MAY 14 AM 11 26

25871168

QUIT CLAIM DEED IN TRUST

1220A 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor **PHYLLIS CHEEVER**, divorced and not remarried, of the County of Cook and State of Illinois, for and in consideration of Five and no/100 (\$5.00) 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 28th day of April 1981, known as Trust Number 22790, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 210.0 feet of the South 380.0 feet of the West 458.4 feet of the SW 1/4 of the SW 1/4 of Section 28, Township 41 North Range 10, East of the Third Principal Meridian in Cook County, Illinois.

Exempt under Rev. R. 1981, Art. 1, Sec. 4
Par. E. 2. Cook Co., Ill.

Date 5/14/81 Sign. Alan H. Garfield

Grantee's Address 4000 West North Avenue, Chicago, Illinois 60630

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same 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 do all acts and things necessary or convenient to make, repair, renew, extend, alter, or otherwise improve the same, and to do all acts and things necessary or convenient to sell, lease, or otherwise dispose of the same, and to do all acts and things necessary or convenient to grant options to purchase, to sell on terms, to convey, either with or without consideration, to convert said premises into a trust, or to alienate, or to give, or to lease, or to let, or to rent, or to leasehold, or to let for a term or terms, or to lease for a term or terms, or to lease for a period or periods of time, not exceeding in the case of any single lease the term of 198 years, and to do all acts and things necessary or convenient to lease said premises 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 assign, transfer, or otherwise dispose of the same, and to do all acts and things necessary or convenient to execute and deliver every such conveyance, or for other real or personal property, to grant, assignments or charges of any kind, to release, convey, or assign any right, title, interest, or easement appurtenant to said premises, or to grant, assignments or charges of any kind, to release, convey, or assign any right, title, interest, or easement appurtenant as it would be lawful for such person to own the same to deal with the same, whether similar to or different from the ways above described.

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 part of the money so received 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 expensiveness of any act of said trustee, or be obliged or compelled to inquire into any of the terms of said trust agreement; and every person so dealing with said trustee, or with any other person holding or exercising any power or trust relating to said real estate, shall be entitled to rely in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, to the effect at the time when the same was executed, 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 in some instrument in trust and (c) that such conveyance or other instrument was duly acknowledged and witnessed to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the trustee is made a party to or succeeds 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 said trustee 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, available for distribution, 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, available 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 memorandum, 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, Phyllis Cheever, hereby expressly waives, S and releases S 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, does and hereto sets her hand and seal, this 29th day of April, 1981.

Phyllis Cheever (Seal) _____ (Seal)
(Seal) _____ (Seal)

State of Illinois, ss. I, ILENE S. HERKIMER, a Notary Public in and for said County, in
County of Cook, do hereby certify that
Phyllis Cheever, divorced and not remarried

PREPARED BY:
ALAN H. GARFIELD
1900 E. Golf Rd.
Suite 840
Schaumburg, IL
60195

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 31 day of May, 1981

Notary Public

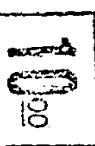
Pioneer Bank & Trust Company

For information only insert street address of
above described property.

THIS SPACE FOR ATTITNG RISKS AND REVENUE STAMPS

Demand Number

25871168



25871168

END OF RECORDED DOCUMENT