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QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
4920 N. LAKE AVENUE - CHICAGO, ILL. 60630

25006653

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Exempt under provision of Section 20-1-2B5
Date 6/12/79
Sharon
Recorder's Representative

002473 S. Smith

THIS INDENTURE WITNESSETH, That the Grantor

PHYLLIS CHEEVER, DIVORCED AND NOT SINCE REMARRIED
of the County of Cook and State of Illinois
of ***** Dollars, and good
and valuable considerations in hand paid, Conveys and quit claims unto the PIONEER BANK & TRUST COMPANY,
Trustee under the provisions of a trust agreement dated the 20th day of
March 19 79, known as the following
described real estate in the County of Cook and State of Illinois, to-wit:

See Rider Attached

7-11-720E

Unit Number 22-6, in El Lago Condominium, as delineated
on a survey of the following described property, (hereinafter
referred to as "Parcel"): That part of Lots 3 and 4 and the
North 25 feet of Lot 5 (except the West 14 feet of said
premises), in Block 9 in Cochran's Second Addition to Edgewater,
said Addition being a subdivision of the East fractional
half (except the West 1320 feet of the South 1913 feet and
except the railroad), in Section 5, Township 40 North, Range
14, East of the Third Principal Meridian, lying West of a
line commencing at a point on the North line, extended
Easterly, of said Lot 3, 348.57 feet East of the East line
of North Sheridan Road, as widened; thence South to intersect
the North line, extended Easterly, of said Lot 4, at a point
347.99 feet East of said East line of North Sheridan Road,
as widened; thence South to intersect the North line extended
Easterly of said Lot 5, at a point 347.41 feet East of said
East line of North Sheridan Road, as widened; thence South
to intersect the South line, extended Easterly, of the North
25 feet of said Lot 5, at a point 346.88 feet East of the
East line of said Sheridan Road, as widened, in Cook County,
Illinois; which survey is attached as Exhibit "A" to the
Declaration of Condominium recorded in the Office of the
Recorder of Deeds of Cook County, Illinois as Document No.
24-998-056, together with its undivided percentage interest
in the Common Elements.

Mortgagor also hereby grants to mortgage, its 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.

This Mortgage is subject to all rights, easements, restrictions,
conditions, covenants and reservations contained in said Declaration
the same as though the provisions of said Declaration were recited
and stipulated at length herein.

Said grantors covenant and agree to comply with and perform all of the
covenants and agreements imposed on them as owners of the above described
real estate by the aforesaid Declaration of Condominium ownership,
including but not limited to the prompt payment of all assessments
imposed upon them or upon said real estate.

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002473 S. Smith

67-11-726E

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 15 '79 1 44 PM

RECORDING OF DEEDS

#25006653

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 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 demise the term of 99 years, and to enter 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 purchase the whole or any part of the reversion and to contract 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 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 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 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 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 1st day of May 1979

(Seal) Phyllis Cheever (Seal)
PHYLLIS CHEEVER (Seal)

State of Illinois ss. 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 knows 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 11th day of June 19 79
Mary Ann Davies
Notary Public



10.00

6157 Sheridan Rd
Chicago

Exempt under provisions of Paragraph 2, Real Estate Transfer Tax Act
6/18/79

Private Seller
Smith

Notary Representative
Smith

Date
6/18/79

Buyer, Seller or Representative
Smith

THIS SPACE FOR AFFIXING TAX AND REVENUE STAMPS

Document Number

25006653

END OF RECORDED DOCUMENT