

UNOFFICIAL COPY

67 00745 36246low

2

**QUIT CLAIM DEED IN TRUST**  
THIS INSTRUMENT WAS PREPARED BY  
**R. K. LINDEN**  
**PIONEER TRUST & SAVINGS BANK**  
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

**25009134**

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**,  
a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **27th** day of  
**March**, 19 **79**, known as Trust Number **21678**, the following  
described real estate in the County of **Cook** and State of Illinois, to-wit:

**Lots 7 and 8 in Block 1 in Wait and Mumro's Addition to  
Wood Park in the West half of the Northeast quarter of  
Section 23, Township 38 North, Range 14, East of the Third  
Third Principal Meridian, in Cook County, Illinois.**

**10.00**

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUN 10 '79 2:07 PM

\*25009134

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 manage, protect and subdivide said premises or any part thereof, to  
dedicate parks, streets, highways or alleys and to vacate any subdivisions thereof, and to redivide said property as often as desired, to  
convey said premises or any part thereof to a 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 10 years, and to renew or extend leases upon any terms and  
contract to make leases and to grant options to lease and options to renew leases, to purchase the whole or any part of the reversion and for any  
purpose or purposes 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 sell or to convey or assign any right, title or interest in or about or  
incident to said premises or any part thereof, and to deal with said premises in all other ways said 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 any premises or any part thereof shall be con-  
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money how-  
ever 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 and  
accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement, and (c) that said trustee was duly authorized and empowered to execute  
binding upon all beneficiaries thereunder, (d) that said trustee was duly authorized and empowered to execute said instrument in every such deed, trust  
deed, lease, mortgage or other instrument and (e) 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 his, 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, surrenders 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, Phyllis Cheever hereunto set her hand, and seal, this 12th day of May, 19 79.

Phyllis Cheever (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 11th day of June, 19 79

Mary J. Rybka  
Notary Public

Prepared by Pioneer Bank & Trust Company

US 31-37 Woodlawn  
Chicago

Box 22

BFC

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION  
EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE  
BY PARAGRAPH 1 OF SECTION 200.1-295 OF SAID ORDINANCE.

Receipt Under Provisions of Paragraph 1 of Section 200.1-295 of Chicago Transaction Tax Ordinance

Buyer, Seller or Representative

25009134

END OF RECORDED DOCUMENT