

# UNOFFICIAL COPY

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10.00

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

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 ----- \$10.00 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 11th day of  
May, 19 78, known as Trust Number 21129, the following  
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 in Block 3 in John Johnston Jr's. subdivision of 9  
acres in the Northwest quarter of Section 36, Township 40  
North, Range 13, East of the Third Principal Meridian, in  
Cook County, Illinois.

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 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 on or after 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 said premises, to purchase the whole or any part of the reversion 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, that at the time of the delivery thereof the trust was 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 it, 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 any instrument 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 and 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 30th day of July 1979.

*Phyllis Cheever* (Seal)  
Phyllis Cheever

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

State of Illinois ss. I, \_\_\_\_\_  
County of Cook \_\_\_\_\_

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 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 1st day of August, 19 79.

*Mary J Rybka*  
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

25080509  
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
8-1-79  
Date  
*Mary J Rybka*  
Buyer, Seller or Representative

25080509  
Exempt under provisions of Paragraph E, Section 4,  
200.1-2B6 or under provisions of Paragraph  
Section 200.14B of the Chicago Transaction Tax  
Ordinance.  
8-1-79  
Date  
*Mary J Rybka*  
Buyer, Seller or Representative

Document Number  
25080509  
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END OF RECORDED DOCUMENT