

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
1400 W. 70TH AVENUE CHICAGO, ILLINOIS

25081694

*25081694

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH That the Grantor
PHYLLIS CHIEVER, DIVORCED AND NOT SINCE REMARRIED
of the County of COOK and State of ILLINOIS for and in consideration
of ***** 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 7TH day of
MAY 19 79, known as Trust Number 21789, the following
described real estate in the County of COOK and State of Illinois, to-wit:

Unit No. 110G-A & Unit No. 2511-A, in Carl Sandburg Village
Condominium No. 2 as delineated on a survey on a portion of
Lot 5 in Chicago Land Clearance Commission No. 3, being a
consolidation of Lots and part of Lot and vacated alleys in
Bronson's Addition to Chicago and certain Resubdivision, all
in the Northeast Quarter of Section 4, Township 39 North,
Range 14, East of the Third Principal Meridian, in Cook County
Illinois; which survey is attached as Exhibit "A" to the
Declaration of Condominium recorded as Document No. 25081694
with its undivided percentage interest in the common elements.

Grantor also hereby grants to grantee its succes-
sors 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 and in the Declaration of Covenants, Conditions,
Restrictions and Easements registered in the Office of the
Registrar of Titles of Cook County, Illinois as Document No.
LR3085871 and recorded in the Office of the Recorder of Deeds
of Cook County, Illinois as Document No. 24917788, as amended
from time to time ("Homeowners' Declaration")

This Deed is subject to all rights, easements, re-
strictions, conditions, covenants and reservations contained
in said Declaration and the Homeowners' Declaration the same
as though the provisions of said Declaration and the Home-
owners' Declaration were recited and stipulated at length
herein.

15108 of Paragraph Section 4, of June 2001-282
for Tax Act.

Buyer, Seller or Representative

67-12-674-y

Office

UNOFFICIAL COPY

67

Property of Cook County

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 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 in present, or futuro, 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 contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and contract to amend, change or modify leases and the terms and provisions hereof at any time or times hereafter, 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 for 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 need, 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 hereof 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 said trust 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 said trustee or 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 waive and release 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.

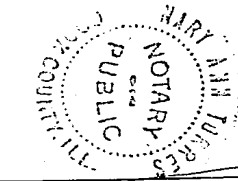
In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 7th day of May, 1979

(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 RE MARRIED

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, 17th July 79

Given under my hand and notarial seal this 17th day of July 1979
Dorothy Ann Turner
Notary Public



Pioneer Bank & Trust Company
Box 22

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND RECORDING UNDER PRO-
Real Estate Tran
7/24/79
Date

25081694
2000

BFC

END OF RECORDED DOCUMENT