

UNOFFICIAL COPY

This document is being rerecorded to correct the legal description

24 931 714

QUIT CLAIM DEED IN TRUST
This instrument was prepared by:
Joan J. Behrendt
Pioneer Bank & Trust Company
Chicago, Ill. 60639
F220A 8-75

25089677

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor PHYLLIS CHEEVER, divorced not since remarried

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS 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 16th day of April, 19 79, known as Trust Number 21733 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

COOK COUNTY, ILLINOIS
FILED FOR RECORD

APR 24 1979 1 42 PM

11 00

Richard H. Chan
RECORDER OF DEEDS

*24931714

*25089677

Grantor's Address: 4000 West North Avenue, Chicago, Illinois 60630

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 or subdivide 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 or otherwise in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 199 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 and options to renew leases, and options 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 incident 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 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 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 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 or in its avails, 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 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 16th day of April, 19 79

Phyllis Cheever (Seal)
PHYLLIS CHEEVER

(Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in County of Cook 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 10th day of July, 19 79

Joan J. Behrendt
Notary Public

44 66 69 732 EA-192711 POWER 2

Exempt under provisions of Paragraph E, Section 4, 200.1-2B6 or under provisions of Paragraph B, Section 200.14B of the Chicago Transaction Tax Ordinance.

Phyllis Cheever
Buyer, Seller or Representative

4/16/79
Date

Phyllis Cheever
Buyer, Seller or Representative

4/16/79
Date



Document Number

25089677

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF TRUST AGREEMENT NUMBER 21733

Unit 6-B-24 as delineated on the survey of the following described parcel:

THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS (SAID TRACT TO BE DESCRIBED HEREINAFTER): COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT 36.83 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT 20.38 FEET; THENCE NORTH 90°-00'-00" EAST 52.00 FEET; THENCE SOUTH 00°-00'-00" EAST 20.38 FEET; THENCE NORTH 90°-00'-00" WEST 52.00 FEET TO THE PLACE OF BEGINNING ...

COMMON AREA

THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS: (SAID TRACT TO BE DESCRIBED HEREINAFTER) BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT 3.48 FEET; THENCE NORTH 90°-00'-00" EAST 50.65 FEET; THENCE NORTH 00°-00'-00" EAST 49.68 FEET; THENCE NORTH 90°-00'-00" WEST 20.33 FEET; THENCE NORTH 00°-00'-00" EAST 3.67 FEET; THENCE NORTH 90°-00'-00" EAST 13.67 FEET; THENCE NORTH 00°-00'-00" EAST 140.80 FEET; THENCE NORTH 90°-00'-00" WEST 11.67 FEET; THENCE NORTH 00°-00'-00" EAST 3.65 FEET; THENCE NORTH 90°-00'-00" EAST 20.33 FEET; THENCE NORTH 00°-00'-00" EAST 49.82 FEET; THENCE NORTH 90°-00'-00" WEST 60.66 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT 30.0 FEET; THENCE NORTH 90°-00'-00" EAST 80.70 FEET; THENCE NORTH 00°-00'-00" EAST 53.80 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°-51'-30" EAST ALONG THE NORTH LINE OF SAID TRACT 8.08 FEET; THENCE SOUTH 00°-00'-00" EAST 236.79 FEET; THENCE NORTH 90°-00'-00" WEST 3.55 FEET; THENCE SOUTH 00°-00'-00" EAST 7.80 FEET; THENCE NORTH 90°-00'-00" WEST 3.50 FEET; THENCE SOUTH 00°-00'-00" EAST 27.03 FEET; THENCE NORTH 90°-00'-00" EAST 6.54 FEET; THENCE SOUTH 00°-00'-00" EAST 3.10 FEET; THENCE NORTH 90°-00'-00" EAST 20.38 FEET; THENCE SOUTH 00°-00'-00" EAST 1.33 FEET; THENCE NORTH 00°-00'-00" EAST 60 FEET; THENCE NORTH 00°-00'-00" EAST 1.30 FEET; THENCE NORTH 90°-00'-00" EAST 8.12 FEET; THENCE SOUTH 00°-00'-00" EAST 3.61 FEET; THENCE SOUTH 45°-00'-00" EAST 2.49 FEET; THENCE NORTH 90°-00'-00" EAST 4.33 FEET; THENCE NORTH 00°-00'-00" EAST 43.33 FEET; THENCE NORTH 90°-00'-00" WEST 1.98 FEET; THENCE NORTH 00°-00'-00" EAST 48.0 FEET; THENCE NORTH 90°-00'-00" WEST 3.32 FEET; THENCE NORTH 00°-00'-00" EAST 28.34 FEET; THENCE NORTH 90°-00'-00" EAST 3.77 FEET; THENCE NORTH 45°-00'-00" EAST 2.25 FEET; THENCE NORTH 00°-00'-00" EAST 8.12 FEET; THENCE NORTH 45°-00'-00" WEST 2.30 FEET; THENCE NORTH 90°-00'-00" WEST 3.75 FEET; THENCE NORTH 00°-00'-00" EAST 28.31 FEET; THENCE NORTH 90°-00'-00" EAST 3.33 FEET; THENCE NORTH 00°-00'-00" EAST 120.65 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 147.38 FEET EAST OF THE WEST LINE OF SAID TRACT (AS MEASURED ALONG SAID NORTH LINE); THENCE SOUTH 89°-51'-30" EAST ALONG THE NORTH LINE OF SAID TRACT 2.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°-01'-49" WEST ALONG THE EAST LINE OF SAID TRACT 358.20 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 90°-00'-00" WEST ALONG THE MOST SOUTHERLY LINE OF SAID TRACT 0.16 FEET; THENCE NORTH 00°-00'-00" EAST 53.63 FEET; THENCE NORTH 90°-00'-00" WEST 60.78 FEET; THENCE SOUTH 00°-00'-00" EAST 49.92 FEET; THENCE NORTH 90°-00'-00" EAST 30.0 FEET; THENCE SOUTH 00°-00'-00" EAST 3.71 FEET TO THE MOST SOUTHERLY LINE OF SAID TRACT; THENCE NORTH 90°-00'-00" WEST ALONG THE MOST SOUTHERLY LINE OF SAID TRACT 27.29 FEET TO A CORNER OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST 23.47 FEET TO A SOUTH LINE OF SAID TRACT; THENCE NORTH 90°-00'-00" WEST ALONG A SOUTH LINE OF SAID TRACT 81.66 FEET TO THE PLACE OF BEGINNING

THE ABOVE DESCRIBED PARCEL BEING A PART OF A TRACT OF LAND COMPRISING PARTS OF LOTS 23 AND 24 IN ASSESSOR'S DIVISION OF LOTS 15 TO 23 INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO, ALSO ALL OF LOTS 13 TO 16 BOTH INCLUSIVE AND LOT 17 (EXCEPT THE NORTH 4.40 FEET THEREOF) IN THE SUBDIVISION OF LOT 15 (EXCEPT THE NORTH 47'-10"/12 FEET) IN BRONSON'S ADDITION TO CHICAGO, ALSO LOT 11 (EXCEPT THE NORTH 25 FEET THEREOF) IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3; BEING CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 24, 264.58 FEET NORTH OF THE NORTH LINE OF WEST GOETHE STREET, SAID NORTH LINE OF WEST GOETHE STREET ALSO BEING THE SOUTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NUMBER 3; RUNNING THENCE NORTH 00°-00'-00" EAST ON THE WEST LINE OF SAID LOTS 23 AND 24, LOTS 13, 14, 15, 16 AND 17 AND LOT 11, SAID WEST LINE ALSO BEING THE EAST LINE OF NORTH CLARK STREET, FOR A DISTANCE OF 335.10 FEET TO THE SOUTH LINE OF THE NORTH 25.0 FEET OF LOT 11 IN SAID CHICAGO LAND CLEARANCE COMMISSION NUMBER 3; THENCE SOUTH 89°-51'-30" EAST ALONG THE SOUTH LINE OF THE NORTH 25.0 FEET OF SAID LOT 11, 149.78 FEET TO THE WEST LINE OF A 20 FOOT ALLEY THE SAME BEING THE EAST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOTS 13, 14, 15, 16 AND 17 AND SAID LOTS 23 AND 24; THENCE SOUTH 00°-01'-49" WEST ALONG SAID ALLEY LINE 358.20 FEET TO A POINT ON SAID ALLEY LINE WHICH IS 241.73 FEET NORTH OF THE NORTH LINE OF WEST GOETHE STREET, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NUMBER 3; THENCE NORTH 90°-00'-00" WEST 87.90 FEET; THENCE NORTH 00°-00'-00" EAST 23.47 FEET; THENCE NORTH 90°-00'-00" WEST 81.66 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

25089371

24 931 714

END OF RECORDED DOCUMENT