

UNOFFICIAL COPY

Done

25194843

QUIT CLAIM DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
F23040 845 NORTH AVENUE - CHICAGO, ILLINOIS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1979 OCT 16 PM 2:01

Sidney R. Olson
RECORDER OF DEEDS

25194843

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***** 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 15th day of
September, 1979, known as Trust Number 22012, the following
described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED

Unit No. 601 in 1419 North State Parkway Condominium
as delineated on the survey of the following described real
estate:

The North 5 feet of Lot 28 and all of Lot 29 and
the South 20 feet of Lot 30, in Block 3 in the
Catholic Bishop of Chicago Lake Shore Drive
Addition to Chicago, in Section 3, Township 39
North, Range 14, East of the Third Principal
Meridian, all in Cook County, Illinois,

which survey is attached as Exhibit "D" to the Declaration
of Condominium Ownership recorded as Document 25171568
together with its 4.40 % undivided percentage interest
in the common elements.

Party of the first part also hereby grants to parties of
the second part, their 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 Declaration, and party of the
first part reserves to itself, its successors and assigns,
the rights and easements set forth in the Declaration for
the benefit of the remaining property described therein.

This Deed 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.

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Cook County Clerk's Office

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P. Olson

OF DEEDS

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Property of Cook

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 subdivide 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 part thereof to a successor or successors in trust and to grant to such successor or successors in trust all or any part thereof, to lease said property, or 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 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 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 in connection with said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 that the terms of this trust have been complied with, or be obliged to inquire into the covenants 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 covenants 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 conclusively 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, proof and binding upon all beneficiaries hereunder, (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 the trustee 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, profits, 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.

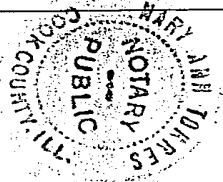
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, The words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance 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 15th day of September 19 79

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

State of ILLINOIS ss. I, the undersigned a Notary Public in and for said County, in the 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 27th day of September 19 79

Notary Public

Pioneer Bank & Trust Company 10.00

1419 1st St Chicago

Office
25194843
Date 9/27/79
Buyer's Representative

BFC

Box 22