

UNOFFICIAL COPY

25 306 507

QUIT CLAIM DEED IN TRUST
This instrument was prepared by:
Joan G. Behrendt
Pioneer Bank & Trust Company
4000 W. North Ave.
Chicago, Ill. 60639

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

1980 JAN -4 PM 2:19

25306507

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 7th day of
November, 19 79, known as Trust Number 22089, 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

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 the 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 198 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 in 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 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, (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 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 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 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 a 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, Phyllis Cheever hereunto set her hand, S and seal, this 8th day of November, 19 79.

(Seal)

Phyllis Cheever
PHYLLIS CHEEVER (Seal)

(Seal)

(Seal)

State of Illinois } I, the undersigned a Notary Public in and for said County, in
County of Cook } SS. the state aforesaid, do hereby certify that Phyllis Cheever, divorced not since remarried.

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she signed, sealed and delivered the said instrument as her free act and deed for the uses and purposes therein set forth, including the release and waiver of all rights and claims of the undersigned. Given under my hand and notarial seal this 8th day of November, 19 79.

James C. ...
Notary Public

1402136 / 67-59-441/S

200.1 286 for city stamps
Paul W. ... Attorney
Date 6/13/79
25 306 507
Document Number

Pioneer Bank & Trust Company
4000 W. North Avenue
Attn: Mtg Closing Dept

922 N ...
For information only insert street address of above described property.

UNOFFICIAL COPY

Units Number 207 and p-20 in Regency Terrace Condominiums as delineated on a survey of the following described real estate: The Southeast Quarter ($\frac{1}{4}$) of Lot 16 and the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Lot 16 in Kettlestring's Subdivision in the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of Section 7, Township 39 North, Range 13, 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. 25136097, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its 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 of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining property. This deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. The tenant of the unit failed to exercise the right of first refusal.

END OF RECORDED DOCUMENT

25-306-507