

QUIT CLAIM DEED IN TRUST

25 316 634

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Sidney K. Olson  
RECORDED OF DEEDS

F220A 8-75

THE ADDITIONAL RECORDING FEE IS \$1.00 ONLY

25316634

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 **18th** day of **December**, 19 **79**, known as Trust Number **22159**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trust 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 authority 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 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 the premises 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 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 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 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 issue 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, surrenders 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 by S hereunto set her hand and seal this nineteenth day of December 19 79.

(Seal) Phyllis Cheever (Seal)  
(Seal) \_\_\_\_\_ (Seal)

State of Illinois the undersigned \_\_\_\_\_ a Notary Public in and for said County, in County of Cook ss. \_\_\_\_\_ the state aforesaid, do hereby certify that Phyllis Cheever

personally knows 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 31st day of December, 19 79  
Mary J. Rybka  
Notary Public

Pioneer Bank & Trust Company  
Box 22  
SEE ATTACHED RIDER  
For information only insert street address of above described property.

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.

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25 316 634

11-10 PM 1/11/1980



UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER FOR MERRIONETTE PARK CONDOMINIUM  
DEED IN TRUST

Unit Nos. 38, 17, 44, and 62 as delineated on survey  
of the following described parcel of real estate (hereinafter  
referred to as "Parcel"):

Lots 246 thru 256 (except from said Lots the North 11.0  
feet and the East 16.0 feet thereof dedicated for use  
as Public Alley) in Mahoney Estates, a Subdivision of  
the North 3/4 of the West 1/2 of the Southwest 1/4 of  
Section 24, Township 37 North, Range 13 East of the  
Third Principal Meridian (except the Right of Way of  
the Chicago and Southern Railroad Company), in Cook  
County, Illinois.

which survey is attached as Exhibit A to Declaration of  
Condominium Ownership made by American National Bank and  
Trust Company of Chicago, as Trustee under Trust No. 43311,  
recorded in the Office of the Recorder of Deeds, Cook County,  
Illinois, as Document No. 95-302604 together with its  
respective undivided percentage interest in said Parcel  
(excepting from said Parcel all the property and space  
comprising all the Units as defined and set forth in said  
Declaration and survey):

Grantor also hereby grants to 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 Declaration made by  
American National Bank and Trust Company of Chicago, as  
Trustee, recorded in the Office of the Recorder of Deeds,  
Cook County, Illinois, as Document No. 95-302604.

This Deed in Trust 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.

Commonly known as:

#38 3176 Meadow Lane  
#17 3166 Meadow Lane  
#44 3180 Meadow Lane  
#62 11517 S. Kedzie Avenue

Merrionette Park, Illinois  
Merrionette Park, Illinois  
Merrionette Park, Illinois  
Merrionette Park, Illinois

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END OF RECORDED DOCUMENT