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25363781

QUIT CLAIM DEED IN TRUST  
THIS INSTRUMENT WAS PREPARED BY  
JOHN P. DUNNE  
PIONEER BANK & TRUST COMPANY  
4000 W. ROYAL AVENUE - CHICAGO, ILLINOIS

25363781

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT BEING WITNESSED BY the Cook County, Illinois  
divorced and not since remarried  
Cook and State of Illinois for and in consideration  
Ten and 100/100ths Dollars, and other good  
PIONEER BANK & TRUST COMPANY,  
October 1961, 10th day of  
22651 the following  
Cook and State of Illinois, to-wit:

S.E. RIDER ATTACHED

Section  
Provision of Paragraph  
of the Chicago Transaction Tax  
Buyer, Seller or Representative

Unit No. 2111, 535 N. Michigan Ave. Condominium as delineated  
on the survey of a portion of:

PARCEL 1:

Lot 7 in Assessor's Division of the South half and the East  
100 feet of the North half of Block 21 in Kinzie's Addition  
to fractional Section 10, Township 39 North, Range 14, East  
of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South half and the  
East 100 feet of the North half of Block 21 in Kinzie's  
Addition to Chicago in Section 10, Township 39 North, Range 14,  
East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 118 feet  
of the West 200 feet of Block 21 in Kinzie's Addition to Chicago  
in Section 10, Township 39 North, Range 14, East of the Third  
Principal Meridian, in Cook County, Illinois.

PARCEL 4:

The triangular shaped part of the East and West public alley  
lying West of and adjoining the East line of Lot 7, extended  
South, to its intersection with the South line of Lot 7, ex-  
tended East, in said Newberry's Subdivision, being that  
portion of said alley vacated by Ordinance passed October 11,  
1961 and recorded November 1, 1961 as Document 18318484, all  
in Cook County, Illinois.

TORRENS: A PORTION OF THE PREMISES ARE REGISTERED  
UNDER "AN ACT CONCERNING LAND TITLES".

(Affects East 25 feet of Lot 9 in Parcel 2)

which survey is attached as Exhibit A to the Declaration of Condominium

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which convey to Grantee recorded as Document No. 25290228 and filed as Document No. 3137574 together with its undivided percentage interest in the Common Elements as defined and set forth in the Declaration of Condominium.

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 real estate set forth in the aforesaid Declaration of Condominium, and also in the Declaration of Easements, Covenants and Restrictions recorded as Document No. 25273696 and filed as Document No. 3132565.

Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium and said Declaration of Easements, Covenants and Restrictions for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations of record and contained in the Declaration of Condominium and the Declaration of Easements, Covenants and Restrictions the same as though their provisions were recited and stipulated at length herein.

The Tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no such right of first refusal, pursuant to Chapter 100.2 of the Municipal Code of Chicago and the provisions of the Illinois Condominium Property Act.

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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:

Said 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 he may desire, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the 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, power and authority vested in said trustee, to do, to do, to discharge, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease and to let, or any part thereof, from time to time, in possession of several or 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 lease the term of 100 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, to execute and to contract to execute the manner of leasing the same and to grant, renew, lease and to let, to purchase the whole or any part of the premises and to contract respecting the manner of leasing the same and to grant, renew, lease and to let, to purchase the whole or any part of the premises, for other real or personal property, to grant easements or other interests of any kind, to release, convey or assign any right, title or interest in or about or connected with said premises, or any part thereof, to deal with said property and every part thereof in all other ways and for all other considerations as it may and be lawful for any person coming to the same to deal with the same, whether similar to or different from the ways hereinabove 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 dealing with said trustee under any such deed, mortgage, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized to execute and deliver every such deed, mortgage, lease, deed, trust deed, mortgage or other instrument and that at the execution of or delivery of any such deed, mortgage, lease, deed, trust deed, mortgage or other instrument in trust hereunder he was duly appointed and was fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee or their predecessors in trust.

The interests of each and every beneficiary hereunder and of all persons claiming by, through or in 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.

In the title to any of the above lands or to any hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or to issue 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, releases and surrenders 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 taxation in the manner or otherwise.

In Witness Whereof the grantor hereunto has hereunto set her hand and seal and the seal of said County, this 29th day of December, 1979.

Phyllis Cheever (Seal)
Phyllis Cheever (Seal)
Phyllis Cheever (Seal)

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

personally known to me to be the same person, who on this 24th day of January, 1980, 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 24th day of January, 1980.
Mary J. Rybka, Notary Public

RETURN TO BOX 634
Pioneer Bank & Trust Company
Box 634

THIS IS A FILE FOR PAYING RIDES AND RECEIVING STAMPS
Exempt under provide 209.1-206 or under Section 200.14B (Ordinance) 1-24-80 Date
Exempt under provision of Paragraph E, Section 4, Real Estate Transfer Tax Act. 1-24-80 Date
Buyer, Seller or Representative Mary J. Rybka
Disbursement Number 1872369527
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RECORDED

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END OF RECORDED DOCUMENT