

UNOFFICIAL COPY

IF IT CLAIMED IN TRUST FEB 25 PM 12 51
THIS INSTRUMENT WAS PREPARED BY
JOHN P. DUNNE
PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS

25373797

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 and no/100** 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 **9th** day of **November** 19**79** known as Trust Number **22031** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lots 12, 13, 14 and 15 (except the East 32 feet of said Lots, taken as a tract) in Fenley and Others subdivision of the Southeast quarter of Block 25 in Sheffields Addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor's Address: 4000 West North Avenue Chicago Illinois 60631

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 leases or 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 present or future, and upon any terms and for any period or periods of years, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of years and to amend, change or modify leases and the terms and conditions thereof at any time or times hereafter, to contract to make leases and to grant options to lease the premises 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 the rent or future rentals, to partition or to exchange said property or any part thereof, to deliver real or personal property, to grant assignments or charges 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, and to do all such things 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 do with the same, in a method 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 empowered 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, 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, and that such conveyance or other instrument was executed in accordance with the trust, conditions and terms contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver such deed, lease, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, then the trustee 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be in the earnings, assets 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, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is or was heretofore registered, the Registrar of Titles is hereby directed not to register the same in the certificate of title or duplicate thereof, or to issue the words "in trust" or "upon condition" or "with limitations" or "with trusts" or "with other trusts" in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, and releases, and waives and releases 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, execution or otherwise.

In Witness Whereof the grantor has hereunto set her hand and seal this 9th day of November 1979 and seal.

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

(Seal) _____ (Seal)

Notary Public in and for said County, in the State of Illinois do hereby certify that Phyllis Cheever, the undersigned 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 9th day of November 1979

Mary J. Lybka
Notary Public

Pioneer Bank & Trust Company
Box 22

For information only insert street address of above described property.

Exempt under provisions of Paragraph E, Section 200.1-206 or under provisions of Paragraph Section 200.14B of the Chicago Transaction Tax Ordinance.
2-25-80
Date

Mary J. Lybka
Buyer, Seller or Representative

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
2-25-80
Date

Mary J. Lybka
Buyer, Seller or Representative

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