

UNOFFICIAL COPY

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

25 390 485

COOK COUNTY, ILLINOIS
FILED FOR RECORDS

Sidney H. Olson
RECORDER OF DEEDS

1980 MAR 13 PM 2:24

25390485

F220A 8-75

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT 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 \$10.00 (\$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 17th day of October, 1979, known as Trust Number 22064, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED HERETO

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

TO HAVE AND TO HOLD the said premises with the appurtenances upon them 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 of 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 a 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 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, 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, or 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 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 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 person relying upon or claiming under any such conveyance, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of 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 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 so in respect to 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 order in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or to do any similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and waives 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 and seal this 4th day of March, 1980

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

State of ILLINOIS ss. I, the undersigned a Notary Public in and for said County, in 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 4th day of March, 1980



John P. Dunne
Notary Public

Pioneer Bank & Trust Company

Box 22

For information only insert street address of above described property.

BFC

2007/10/16

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MIR

THIS SPACE FOR AFFIXING RIDER AND REVENUE STAMPS
Sidney H. Olson
03/06/80
MIR

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25 390 485

Document Number

UNOFFICIAL COPY

Unit No. 512, in Crystal Towers Condominium "D" as delineated on the Plat of Survey on the following described parcel of real estate:

THAT PART OF LOT 1 IN CRYSTAL TOWERS CONDOMINIUM DEVELOPMENT, BEING A CONSOLIDATION OF LOT "A" AND OUTLOT "B" OF TALLY HO APARTMENTS, A DEVELOPMENT OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE NORTH 89° 22' 27" EAST ALONG THE SOUTH LINE OF LOT 1 AFORESAID FOR A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING OF THE LAND BEING HEREIN DESCRIBED; THENCE NORTH 00° 37' 33" WEST 182.38 FEET; THENCE NORTH 19° 22' 27" EAST 344.08 FEET; THENCE NORTH 27° 14' 43" EAST 81.29 FEET TO A LINE 170.0 FEET SOUTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 1 AFORESAID; THENCE SOUTH 62° 45' 17" EAST ON SAID PARALLEL LINE, 90.00 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE SOUTH 01° 00' 03" EAST ON SAID EAST LINE, 212.17 FEET TO THE SOUTHEAST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89° 22' 27" WEST ALONG THE SOUTH LINE OF LOT 1 AFORESAID; 463.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership and By-Laws made by the American National Bank and Trust Company of Chicago, as trustee, under a Trust Agreement dated July 15, 1976 and known as Trust No. 39118, and recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. together with the undivided percentage interest in the common elements.

Mortgagor also hereby grants to mortgagee, 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 aforementioned Declaration.

This mortgage is subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in the aforementioned Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein, and in a Declaration of Easement dated and recorded in the office of the Cook County Recorder of Deeds as document No. 25214264

END OF RECORDED DOCUMENT