

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Edward R. Allen
RECORDER OF DEEDS

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TRUSTEE'S DEED

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60-07-952-H
147-80

THIS INDENTURE, made this 22nd day of February, 1971, between BEVERLY BANK, a banking corporation of Illinois, as successor Trustee, party of the first part, and ^{Paula Franzzyk and Judith A. Franzzyk, its wife} 13840 Michigan Ave., Riverdale, Illinois parties of the second part, WITNESSETH: WHEREAS, Old Beverly Bank (formerly Beverly Bank), a banking corporation of Illinois, was named Trustee under the provisions of a deed or deeds in trust duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 3rd day of November, 1970, and known as Trust No. 8-2570; and WHEREAS, the aforesaid trust agreement was amended to provide that any corporate successor to the trust business of any corporate trustee named therein or acting thereunder shall become trustee in place of its predecessor without the necessity of any conveyance or transfer; and WHEREAS, said party of the first part succeeded to the trust business of said Old Beverly Bank on November 21, 1969 and is the duly authorized successor Trustee pursuant to said trust agreement as amended; NOW, THEREFORE, said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 32 and the South half of Lot 33 in Block 7 in Spies Addition to Chicago, being a Subdivision of the North half of the North East quarter (except Railroad) of Section 4, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof forever of said party of the second part.

No taxable consideration.

5.00

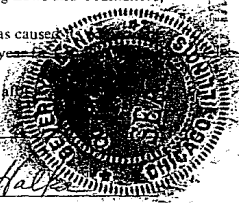
This deed is executed by the party of the first part, as successor Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement as amended above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances, mechanic's lien claims, if any; easement of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused to be signed to these presents by its Vice President and Trust Officer and attested by its Trust Officer the day and year first above written.

BEVERLY BANK, as successor Trustee as aforesaid.

By *James R. Ritchie*
Asst. Vice President and Trust Officer

Attest *Lawrence B. Halka*
Trust Officer



STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Bernadine L. Groth a Notary Public in and for said County, in the state aforesaid; DO HEREBY CERTIFY, THAT *June 14, 1971* Vice President and Trust Officer of BEVERLY BANK, and *Lawrence B. Halka* Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and the said Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, and the corporate seal of said Bank to said instrument as said Trust Officer own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Notarial Seal this 17th day of March, 19 71



Bernadine L. Groth
Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

13840 Michigan Avenue

Riverdale, Illinois

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