

447-11
59-89-411
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COOK COUNTY, ILLINOIS
RECORDERS OFFICE

21 342 899

Charles R. Chen
RECORDER OF DEEDS

TRUSTEE'S DEED

21342899

THIS INDENTURE, made this 30th day of October, 1970 between BEVERLY BANK, a banking corporation of Illinois, as successor Trustee, party of the first part, and BEAUFORD NELSON and JESSIE NELSON, his wife parties of the second part, WITNESSETH: WHEREAS, 6711 Crest Ave. Chicago, Illinois 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 April, 1965, and known as Trust No. 8-0604; 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:

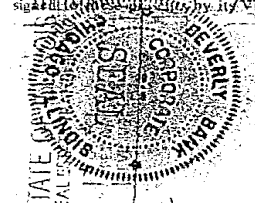
Lot 44 in Block 3 in Cummings Subdivision of the West half of Block 2 and all of Blocks 3, 6, 7 and 10 in Hilliard and Dobbins Resubdivision of that part of Blocks 1 and 2 in Hilliard and Dobbins First Addition to Washington Heights lying North of the right of way of the Washington Heights Branch Railroad being that part of the East half of the North East quarter of Section 7 and the North West quarter of Section 8, Township 37 North, Range 14 East of the Third Principal Meridian, lying North of said railroad, 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.

Subject to: Covenants, conditions and restrictions of record and current taxes.

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; easements of record, if any; and all other liens 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 its name to be signed by its Vice President and Trust Officer and attested by its Trust Officer the day and year first above written.



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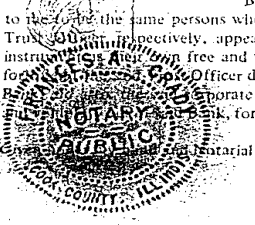
BEVERLY BANK, as successor Trustee as aforesaid

By Christian F. Henning
Asst. Vice President and Trust Officer

Attest June R. Ritchie
Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK

I, Frances A. Grady a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Christian F. Henning, Vice President and Trust Officer of BEVERLY BANK, and June R. Ritchie 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 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 2nd day of December, 1970.

Frances A. Grady
Notary Public

Document Number
21 342 899

DEVELOPER CITY

BELL FEDERAL SAVINGS AND LOAN ASSOCIATION
CORNER OF MONROE AND CLARK
CHICAGO, ILLINOIS 60303

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1252 West 96th St.

Chicago, Illinois

TO: OR: RECORDER'S OFFICE BOX NUMBER BOX 112

END OF RECORDED DOCUMENT