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Property of Cook County Clerk

COOK COUNTY, ILLINOIS
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COOK COUNTY, ILLINOIS
DO. NO. 018
159265

EXECUTORS DEED

THIS INDENTURE, made this 20th day of December, 1974, between Clarence G. Schell, of the City of Chicago, in the County of Cook and State of Illinois, as executor of the last will and testament of Eugene Schell, deceased, late of the City of Chicago in the State of Illinois ("Grantor"), and Angelo and Julia Rittorno of Chicago, Illinois ("Grantees");

1314409022

WITNESSETH:

6.00

WHEREAS, Eugene Schell late of the City of Chicago in the County of Cook and State of Illinois, deceased, in his lifetime made and executed his last will and testament, bearing date the 14th day of September, 1973 and which was thereafter on the 20th day of June, 1974 duly admitted to record in the Circuit Court of Cook County in the State of Illinois, Probate Division, whereby, among other things, he constituted and appointed the said Clarence G. Schell executor of said last will and testament; and

WHEREAS, on the 20th day of June, 1974 letters testamentary were duly issued out of said Probate Court to Grantor, which said letters are still in full force and effect; and

WHEREAS, pursuant to said last will and testament, said executor is authorized and empowered to sell and convey the real estate hereinafter described to Grantees;

NOW, THEREFORE, said Grantor, by virtue of the power and authority given in and by the said last will and testa-

STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
15.00

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
15.00

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This instrument was prepared by Joseph W. Sheyka, Rudnick, Wolfe, Snyderman & Foreman, 150 N. Wacker Drive, Suite 800, Chicago, Illinois 60606

Attn 4200 N. St. Louis Ave

63-57-448 M

Blue 4200 N. St. Louis ave
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ment, and for and in consideration of Fifteen Thousand Dollars (\$15,000.00) to Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does hereby ALIEN, REMISE, RELEASE and CONVEY unto said Grantees, their heirs and assigns, (not in tenancy in common but in Joint Tenancy forever) the following described real estate situated in the County of Cook in the State of Illinois to wit:

Lot 24 in Block 12 in Mamerow's Boulevard Addition to Irving Park, being a subdivision by George T. J. Mamerow's of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13 East, of the Third Principal Meridian, with a single family residence;

Subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 1974 and subsequent years.

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Eugene Schell, deceased, had at the time of his death and which said Grantor now has, in and to the said premises: TO HAVE and TO HOLD the same unto Grantees, their heirs and assigns (not in tenancy in common but in Joint Tenancy forever) as fully and effectually to all intents and purposes in law,

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as Grantor might, would or ought to sell and convey the same,
by virtue of the said last will and testament.

IN WITNESS WHEREOF, Grantor, as executor of the last
will and testament of the said Eugene Schell, deceased,
has hereunto set its hand and seal, the day and year first
above written.

x *Clarence G. Schell*
Executor of the Estate of
Eugene Schell, Deceased

STATE OF ILLINOIS)
COUNTY OF COCK)

I, Ethel Henry, a Notary Public in and for
said County in the State aforesaid, does hereby CERTIFY that
CLARENCE G. SCHELL, personally known to me to be the
Executor of the Estate of Eugene Schell and personally
known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me in person
and acknowledged that as such Executor, he
signed and delivered the said instrument as Executor
of said Estate, as executor of the
estate of Eugene Schell Deceased, for the uses
and purposes therein set forth.

GIVEN under my hand and official seal this 20th day of
December, 1974.

Ethel Henry
Notary Public



My commission expires:
March 22, 1976

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