

TRUSTEE'S DEED

COOK COUNTY  
FILED FOR RECORD  
APR 7 3 05 PM '76

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64-41-414A  
13-24-306-037-038

THIS INDENTURE, made this 20th day of February, 1976, between ROSELLE STATE BANK AND TRUST COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said state banking association in pursuance of of a certain Trust Agreement, dated the 24th day of August, 1972, and known as Trust Number 1447, party of the first part, and ROBERT J. SUTTON and JANICE SUTTON, his wife,

of Chicago, Illinois parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations, and paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate situated in Cook County, Illinois, to-wit:

Lots 40 and 41 in Block 2 in Subdivision of Lots 1, 2, and 4 to 16 inclusive in H. and M. Felsekhal's Addition to Avondale, a subdivision of the West 10 acres (except Dymond's Subdivision) of the North 85 1/2 acres of the Southwest Quarter, southwest of Elston Road in Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part not as Tenants in Common but as Joint Tenants with right of survivorship.

Subject to covenants, conditions and restrictions of record and general real estate taxes for 1975 and subsequent years.

SUBJECT, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; 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 walls, party walls 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 rights and claims of parties in possession.

This deed is executed by the party of the first part, as 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 above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

In WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its President and Trust Officer and attested by its Assistant Secretary the day and year first above written.



ROSELLE STATE BANK AND TRUST COMPANY  
as Trustee, as aforesaid, and personally  
By: Eugene C. Ernsting, Trust Officer  
Clifford D. Petersen, Assistant Secretary  
ATTEST: Clifford D. Petersen, Assistant Secretary

STATE OF ILLINOIS } ss.  
COUNTY OF DU PAGE }



I, Letha Lombardi, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eugene C. Ernsting, President and Trust Officer of ROSELLE STATE BANK AND TRUST COMPANY, a state banking association, and Clifford D. Petersen, Assistant Secretary of said state banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such President and Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said state banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said state banking association did affix the said corporate seal of said state banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said state banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of February, 19 76.  
Letha Lombardi  
Notary Public

GRANTEE'S ADDRESS:  
3405 N. KEDZIE BOULEVARD  
CHICAGO, ILLINOIS  
For information only insert street address (or general location) of above described property.

This instrument prepared by:  
Ronald E. Rasmussen, Attorney at Law  
RONDY, RASMUSSEN, COLLAPAN & COLLINS  
ATTORNEYS AT LAW  
110 N. LAUREL ST. CHICAGO, ILLINOIS 60602

COOK COUNTY  
CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
REVENUE  
22.50  
25.00  
23 443 659

END OF RECORDED DOCUMENT