

UNOFFICIAL COPY

TRUSTEE'S DEED

23 906 919

The above space for recorders use only

THIS INDENTURE, made this 23rd day of February, 1977, between THE DROVERS NATIONAL BANK OF CHICAGO, a National banking association (successor by merger to Drovers Trust and Savings Bank), Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 4th day of February, 1971 and known as Trust No. 71037, party of the first part, and PATRICK E. CRONIN and MELANIE S. CRONIN, his wife, 10111 South California Avenue Chicago Illinois

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars and 0/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, do hereby Quit Claim 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 34 in A. A. Hermann's California Avenue Resubdivision of Sundry Lots in Blocks 9, 10, 27 and 28 in Beverly Ridge Subdivision also Sundry Lots in Block 8 in 2nd Addition to Beverly Ridge all in Section 12, Township 37 North Range 13 East of the Third Principal Meridian according to the Plat thereof recorded as document number 15540199 on February 4, 1953 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 as tenants in common but as joint tenants, and to the proper use, benefit and behoof forever of said party of the second part.

SUBJECT TO: 1976 taxes and subsequent years.

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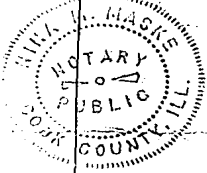
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto subsisting. SUBJECT HOWEVER, to the liens of all legal debts and mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other taxes and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building liens ever asserted; 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 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 its name to be signed to these presents in _____ and attested by its Assistant Secretary, the day and year first above written.

THE DROVERS NATIONAL BANK OF CHICAGO AS TRUSTEE AS AFORESAID.

By Christopher P Joyce Trust Officer
Attest Barry E Sloot ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.



I, Nina M Maske, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Christopher P Joyce, ~~XXXXXXXXXX~~ of THE DROVERS NATIONAL BANK of CHICAGO, a National banking association, and Barry E Sloot

Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~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 act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of April, 1977
Nina M Maske
Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

10111 South California Ave
Chicago Illinois

This instrument was prepared by

Helen B. Meslaka
The Drovers National Bank of Chicago
1542 West 47th Street
Chicago, Illinois 60609

OR: RECORDER'S OFFICE BOX NUMBER 533

DELIVERY TO:

NAME
STREET
CITY

Patrick E. Cronin
10111 S. California
Chicago, Ill.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
FEB. 1977
65-28-334 (0) 23 906 919

STAMP: please return receipt within 30 days

STATE OF ILLINOIS
DEPT. OF REVENUE
FEB. 1977
23 906 919

65-28-334 (0) 23 906 919

65-28-334 (0) 23 906 919

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BOX No.

DEED

The Drovers National Bank
of Chicago

As Trustee under Trust Agreement

First Federal
One West Dearborn
Chicago, Ill. 60603

Property of Cook County Clerk's Office

STATE OF ILLINOIS
FILED FOR RECORD
APR 29 2 10 PM '77

William R. ...
RECORDER OF DEEDS
*23906919

END OF RECORDED DOCUMENT