

UNOFFICIAL COPY

64-21-743

23 334 488

This Indenture, Made this 23rd day of October 1975.

between Downers Grove National Bank of Downers Grove, Illinois, a national banking association duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 5th day of April 1974, and known as Trust Number 74-40, party of the first part, and WILLIAM A. NICHOLSON AND PATRICIA ANNE NICHOLSON, AKA Patricia A. Nicholson, His Wife, not as tenants in common, but in joint tenancy of Du Page County, Illinois, party of the second part.

Witnesseth, that said party of the first part, in consideration of the sum of Ten Dollars and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: Lot 30 and Lot 31 in Block 41 in S. E. Gross' First Addition to Grossdale in Section 34, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.



THIS INSTRUMENT WAS PREPARED BY
ELIZABETH CIEBRASKI
6000 S. CHICAGO STREET
DOWNERS GROVE, ILL. 60515

together with the tenements and appurtenances thereunto 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 in joint tenancy

Subject to: All taxes and special assessments levied or confirmed after this contract date; building restrictions of record and building line; conditions and covenants of record as to use and occupancy; zoning laws and ordinances; easements for public utilities; party walls, party wall agreements, party driveways, walks and passageways; public & private roads and highways; drainage ditches and easements pertaining thereto, feeders and laterals; general real estate taxes for the year 1975.

This deed is executed by the Downers Grove National Bank, not personally but as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof. Downers Grove National Bank warrants that it possesses full power and authority to execute this instrument.

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 by its Ass't. Trust Officer and attested by its Ass't. Trust Officer day and year first above written.

DOWNERS GROVE NATIONAL BANK

As Trustee as aforesaid, and not personally,

By [Signature] Ass't. Trust Officer

Attest: [Signature] Ass't. Trust Officer



Grantee's: 3235 S. Raymond Ave
Beverly Hills, Ill

64 21 743
15 34 113 018

37/21

23 334 488

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State of Illinois,
COUNTY OF DUPAGE

ss. J. Leslee Ann Box

Notary Public, in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that G. Mitchel
Ass't. Trust Officer of the DOWNERS GROVE NATIONAL BANK,
and Elizabeth Giebraski
Ass't. Trust Officer of said Bank, personally known to me to be
the same persons whose names are subscribed to the foregoing instrument as
such Ass't. Trust Officer and Ass't. 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 Ass't. Trust Officer

did also then and there acknowledge that she as custodian of the corporate
seal of said Bank, did affix the said corporate seal of said Bank to said
instrument as her 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 2nd day
of DECEMBER 1975.

Leslee Ann Box

Notary Public



COOK COUNTY
FILED FOR RECORD

DEC 23 '75 3 04 PM

* 23334488

DEED

Downers Grove National Bank
As Trustee under Trust Agreement

TO

THIS INSTRUMENT WAS PREPARED
IN THE PRESENCE OF
G. MITCHEL
405 WEST WASHINGTON STREET
DOWNERS GROVE, ILL. 60515

Moved to Box 526
1027 CURTIS STREET
DOWNERS GROVE, ILL. 60515

DOWNERS GROVE
NATIONAL BANK
1027 Curtis Street
Downers Grove, Illinois

END OF RECORDED DOCUMENT