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TRUSTEE'S DEED

45-20

The above space for recorders use only

COOK

THIS INSTRUMENT, made this 18th day of November, 1977, between BEVERLY BANK, a banking corporation of Illinois, as 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 19th day of August, 1971, and known as Trust No. 8-3146 party of the first part, and VINCENT J. QUINN III and SALLY A. QUINN, his wife 1652 West 103rd St. Chicago, Illinois

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 Ten and no/100-----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 16 (except the North 19 feet thereof) and all of Lot 17 in Block 7 in Harold J. McElhinny's First Addition to Southtown a Subdivision of part of the South Half of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying East of the Baltimore and Ohio Chicago Terminal Transfer Company, in Cook County, Illinois.

10.00

Together with the tenements and appurtenances therunto 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: General taxes for the year 1977 and subsequent years.

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 therunto enabling. SUBJECT HOWEVER, to the liens of all trust deeds and 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 codes; and other restrictions of record, if any; party walls, party wall rights; and party wall agreements, if any; zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easement 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 by its Asst. Vice-President and attested by its Assistant Trust Officer, the day and year first above written.

BEVERLY BANK, as Trustee as aforesaid

By *Sylvia R. Miller* Asst. Vice-President

Attest *Dorothy M. Fleischmann* Asst. Trust Officer

Asst. VICE-PRESIDENT TRUST OFFICER ASST TRUST OFFICER

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

The Undersigned, I, Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Sylvia R. Miller Asst. Vice-President of BEVERLY BANK, and Dorothy M. Fleischmann Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice-President and Assistant 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 Assistant Trust Officer did also then and there acknowledge that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer'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 18th day of November 1977

Patricia A. Ralphson
Notary Public

DELLIVERERY NAME Phillip Battaglia
STREET 30 No. La Salle
CITY Chicago, Ill. 60602

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

11758 S. Artesian Ave.
Chicago, Illinois Lot 16

This instrument was prepared by Patricia Ralphson, Beverly Bank, 1357 W. 103rd St.

BOX 533

522482-65-80-494-G-M

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
Document Number 24 280 210

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ILLINOIS
RECORD
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REGISTER OF DEEDS
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END OF RECORDED DOCUMENT