

TRUSTEE'S DEED

25 036 455

The above space for recorders use only

THIS INDENTURE, made this 15th day of June, 1979, 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 5th day of May, 1976, party of the first part, and

MICHAEL T. SEROPIAN AND ANGELA M. SEROPIAN, his wife 2705 S. Emerald Avenue; Chicago, Illinois

parties of the second part. WITNESSETH that said party of the first part, in consideration of the sum of Ten and No/100ths dollars, and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, as joint tenants and not as tenants in common, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 34 in Block C in Albert Crane's Subdivision of Blocks C and D of Watter Wright's Subdivision of the North 1/2 of the North 1/2 of the West 1/2 of the South West 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

Together with the tenements and appurtenances therunto belonging. TO HAVE AND TO HOLD the same unto said parties of the second part and to the proper use, benefit and behoof forever of said party of the second part.

Drovers Bank of Chicago, Successor Trustee to The Drovers National Bank of Chicago, Pursuant to Court Order, recorded 11/08/78 Cook County, Document #24 707 924

DROVERS BANK OF CHICAGO

By Joseph H. Martin

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 it to do so. HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all 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 wall, rights and party wall agreements; and zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements, if any; and rights and claims of parties to possession.

IN WITNESS WHEREOF said party of the first part has caused its corporate seal to be hereunto fixed, and has caused its name to be signed to these presents by its Asst. Vice-President and attested by its Assistant Secretary, the day and year first above written.

DROVERS BANK OF CHICAGO AS TRUSTEE AS AFORESAID.

By Joseph H. Martin ASST. VICE-PRESIDENT

Attest Barry E. Sloat ASSISTANT SECRETARY

STATE OF ILLINOIS } ss. COUNTY OF COOK

Nina M. Maske A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Joseph H. Martin Vice-President of DROVERS BANK OF CHICAGO, Barry E. Sloat Assistant Secretary 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 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 26th day of June 1979

Nina M. Maske Notary Public

My Commission Expires Jan. 27, 1983



COOK CO. NO. 018 8009 CANCELLED STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 22.50 C.C.I. REV. STAMP \$22.50 PAID 25 036 455 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 45.00

67-13-700 17-28-501-00

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2705 S. Emerald Avenue

This instrument was prepared

by Nina M. Maske

Nina M. Maske Drovers Bank of Chicago 1542 West 47th Street Chicago, Illinois 60609

DELIVERY TO:

NAME Union Federal Savings & Loan Assn. STREET 3430 S. Halsted Street CITY Chicago, Illinois 60608

OR: RECORDER'S OFFICE BOX NUMBER

BOX 533

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUL 5 '79 2 16 PM

Richard R. Olson
CLERK FOR DEEDS

*25036455

Property of Cook County Clerk's Office

BOX No.

DEED

Bank
Drovers **of Chicago**

As Trustee under Trust Agreement

99, 022, 122

END OF RECORDED DOCUMENT