

TRUSTEE'S DEED  
JOINT TENANCY

Form 324 R 2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

27481372

THIS INSTRUMENT, made this 18th day of June, 1963, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, 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 1st day of October, 1958, and known as Trust Number 40410, party of the first part and SINCLAIR GREENWELL and PAULINE GREENWELL, 557 E. 134th Pl., Chicago, Ill. not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Two Thousand One Hundred and Fifty (\$2,150.00)----- 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:

(SEE RIDER ATTACHED HERETO FOR LEGAL DESCRIPTION)

2.25

Together with the tenements and appurtenances thereunto belonging.  
TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

(SEE RIDER ATTACHED HERETO FOR SUBJECT TO CLAUSE)

This instrument prepared by Winifred R. Berg,  
111 W. Washington Street, Chicago, Illinois 60602

This deed is executed 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.

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 Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,



By *Winifred R. Berg* Assistant Vice-President

Attest *Jack Blawie* Assistant Secretary

STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notary Seal

June 20, 1963

*Harry Anton*  
Notary Public

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INSTRUCTIONS  
NAME [ MICHAEL J. GOLDSTEIN ]  
STREET [ ATTORNEY AT LAW ]  
[ 189 W. MADISON, SUITE 1000 ]  
CITY [ CHICAGO, IL 60602 ]  
[ (312) 346-0945 ]  
OR  
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

\* \* \* \* \*  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE  
RE. 111890  
\$ 12.50

Document Number  
27481372

~~RIDER ATTACHED TO DIRECTION TO CONVEY~~  
Dated <sup>DECO</sup> JUNE 18 1963, UNDER TRUST NUMBER 40410

Legal Description

Parcel 1: Lot Forty-seven (47) (except part lying Northeasterly of a line drawn from a point on the Easterly line of said lot which is 88.36 feet South of the Northeast Corner thereof, to a point on the West line of said lot which is 37.93 feet South of the point of intersection of the prolongation of the West and North lot lines of said Lot Forty-seven (47) in Block Ten (10) in Maryland Manor, being a subdivision in the South Half (S½) of Section Thirty-four (34), Township Thirty-seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in the County of Cook, and State of Illinois.

Parcel 2: Lot Forty-six (46) (except that part lying Northeasterly of a line drawn from a point on the East line of said lot which is 121.22 feet South of the Northeast Corner thereof to a point on the West line of said lot which is 88.36 feet South of the Northwest Corner thereof) in Block Ten (10) in Maryland Manor, being a subdivision in the South Half (S½) of Section Thirty-four (34), Township Thirty-seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in the County of Cook, and State of Illinois.

Parcel 3: Lot Forty-five (45) (except that part lying Northeasterly of the following described line: Commencing at a point on the East line of said Lot Forty-five (45) which is 185.86 feet South of the Northeast Corner thereof; thence Northwesterly a distance of 53.51 feet to a point which is 21.22 feet West of (measured at right angle to) the East line of said Lot Forty-five (45); thence continuing in a Northwesterly direction a distance of 24.24 feet to a point on the West line of said Lot Forty-five (45) which is 121.22 feet South of the Northwest Corner thereof), in Block Ten (10) in Maryland Manor, being a subdivision in the South Half (S½) of Section Thirty-four (34), Township Thirty-seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in the County of Cook, and State of Illinois.

Subject to:

- 1) General taxes for the year 1958 and subsequent years;
- 2) Special taxes or assessments for improvements not yet completed;
- 3) Installments not due at the date hereof, of any special tax or assessment for improvements heretofore completed;
- 4) Building lines and building and liquor restrictions of record;
- 5) Zoning and building laws or ordinances;
- 6) Party Walls and party wall agreements, if any;
- 7) Existing leases;
- 8) The rights of all persons claiming by, through or under the Grantee;

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Property of Cook County Clerk's Office  
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- 9) Rights of the public in and to so much of the premises in question; if any, as is covered by waters of the Calumet River;
- 10) Rights of contiguous owners to have maintained the natural flow of waters of the Little Calumet River;
- 11) Rights of the United States of America in and to the control and management of the shore line and docking facilities along the Little Calumet River;
- 12) Affecting only Parcel 1 -
  - i) Agreement with Commonwealth Edison Company dated October 18, 1916, and referred to in deed from Kenneth E. Stockton to Bernice E. Peters dated February 8, 1921, and recorded February 25, 1921, as Document 7069203, granting permission to maintain one tower, 15 poles and 3 anchors on part of premises in question, said permission being revocable on 30 days notice;
  - ii) Reservation of the right and privilege to install public utility equipment in, along or upon any of the premises in question with reservation of right of way over avenues, streets, alleys and roads for such purposes as contained in instrument executed by the Trust Company of Chicago, as Trustee under Trust Agreement dated September 22, 1944, and known as Trust No. 4250, and which instrument was recorded December 14, XX, 1944, as Document 13415219;
  - iii) Grant made by Everett Patton and Mabel Margaret Patton, his wife, to Commonwealth Edison Company, dated August 15, 1958, and recorded August 20, 1958, as Document 17295591, with the right, permission and authority in perpetuity to enter at any time, and from time to time and to cut and remove such trees, bushes, and saplings, upon, along, over and under a 10 foot wide strip, with said 10 foot wide strip having one edge adjoining to and being contiguous with Commonwealth Edison Company utility right of way; said trees, bushes and saplings being those that interfere or may interfere with the utility equipment located upon granted's right of way, said 10 foot wide strip being the Northwesterly 10 feet of premises in question;
  - iv) Easement for ingress and egress from Frank Bobrytzke and wife to the United States of America recorded July 19, 1938, as Documents 12187198 and 12187199;
- 13) Affecting only parcel 2 -
  - i) Agreement with Commonwealth Edison Company, dated October 18, 1916, and referred to in Deed from Kenneth E. Stockton to Bernice E. Peters, dated February 8, 1921, and recorded February 25, 1921, as Document 7069203, granting permission to maintain one tower, 15 poles and 3 anchors on part of premises in question, said permission being revocable on 30 days' notice;
  - ii) Reservation of the right and privilege to install public utilities equipment in, along and under any of the premises in question as contained in Document 13415219, recorded December 14, 1944;
  - iii) Grant made by A. Everett Patton and Margaret Mabel, his wife, in Document 17295592, recorded August 20, 1958, to the Commonwealth

Property

Edison Company for the purposes of serving premises and other property with telephone and electric service with right of access to the Northeastly 10 feet of premises;

14) Affecting only Parcel 3 -

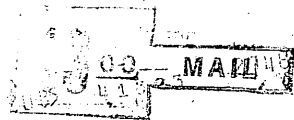
i) Easement over that part of the West 10 acres of premises in question lying within the limits of a slope; said slope being a contiguous plane intersecting a cut line being the South boundary of said premises at an elevation of 12½ feet below Chicago City Datum and ascending Northerly from said cut line at the rate of 1 foot vertically to 2 feet horizontally, said slope being measured at right angles to said cut line as condemned for straightening the Little Calumet River and as contained in 2 grants from Frank Bobrytzke and wife, to the United States of America, both dated March 31, 1938, and recorded July 19, 1938, as Document 12187199, with right of ingress and egress to such slopes and cut line for such purposes;

ii) Reservation of the right and privilege to install, public utility equipment in, along, or upon any of premises in question, prior to January 1, 1950, together with reservation of right of way over avenues, streets, alleys, and roads for such purposes as contained in instrument executed by the Trust Company of Chicago, as Trustee under Trust Agreement dated September 22, 1944, and known as Trust Number 4250, and which instrument was recorded December 14, 1944, as Document 13415219;

iii) Perpetual easement of the right, permission and authority to enter at any time, and from time to time cut and remove such trees, bushes and saplings, upon, along, over and under a 10 foot wide strip, which is the Northeastly 10 feet of said premises as contained in the Grant made by A. Everett Patton and Mabel Margaret, his wife, to Commonwealth Edison Company, a corporation, dated August 15, 1958, and recorded August 20, 1958, as Document 17295593.

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