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TRUSTEE'S DEED

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This Instrument Was Prepared By TONI COZZI

STATE OF ILLINOIS DEPARTMENT OF REVENUE 85-262705 5

Trust Department Albany Bank & Trust Company N.A. 3400 W. Lawrence Avenue Chicago, Illinois 60625

Form 18-12 Chicago, Illinois 60625

The above space for recorders use only

THIS INDENTURE, made this 30th day of September, 1985, between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 28th day of September, 1978, and known as Trust Number 11-3600, party of the first part, and BIENVENIDO B. FERNANDEZ and LUALHATIA FERNANDEZ, his wife, and LYDIA LABAGUIS, a spinster, 4248 N. Sacramento, Chicago, Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of 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 with the right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

Commonly known as 4342 N. Troy St., Chicago, Illinois. The South 17 1/2 feet of Lot 12 in Resubdivision of Lots 1 to 6 both inclusive in Block 1 in Subdivision of the Northwest 1/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian and Lots 42 to 46 both inclusive, in Block 1 in Subdivision of the Northeast 1/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, aforesaid, together with that part of Montrose Avenue (now vacated) lying South of and adjoining North 66 feet thereof and North of and adjoining Lots 1 to 46 aforesaid according to the Plat thereof recorded August 12, 1910 as Document Number 4609887, in Cook County, Illinois.

PARCEL 2: Lot 7 (except the South 12 1/2 feet thereof) in Block 1 in Charles N. Halo's Subdivision of the Northwest 1/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois. P.I.N. 13-13-300-044.

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 with the right of survivorship. SUBJECT TO: General Taxes for 1985 and subsequent years; building lines and zoning requirements.

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 of Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority therein enabling, SUBJECT, HOWEVER, to the force 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 walls, 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 hereunto affixed, and has caused its name to be signed to these presents by its Vice-President, Trust Officer and attested by its Assistant Cashier, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A. As Trustee as aforesaid, By [Signature] VICE-PRESIDENT - TRUST OFFICER, Attest: [Signature] ASST. VICE PRESIDENT - ASSISTANT CASHIER

STATE OF ILLINOIS } ss. Toni C. Cozzi, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Kenneth W. Obrecht, Vice President, Michael Bentcover, Assistant Vice President



Assistant Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President, Trust Officer and Assistant Cashier, 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 Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Cashier'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 21st day of October, 1985. Commission Expires July 26, 1989. [Signature] Notary Public

DELIVERY NAME: Rolando H. Palacio STREET: 1411 W. Irving Park Rd. CITY: Chicago, IL 60613 INSTRUCTIONS: RECORDER'S OFFICE BOX NUMBER:

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 4342 N. Troy Chicago, Illinois #13-13-300-044

CHICAGO REAL ESTATE TRANSACTION TAX

85-262705

UNOFFICIAL COPY

001204-78

11/11/85

Property of Cook County Clerk's Office

85-262705

DEPT-01 RECORDING \$11.25
T#4444 TRAN 0535 10/31/85 13:00:00
#1911 # D *-85-262705

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