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88314079

TRUSTEE'S DEED

88314079

Form 2591

Joint Tenancy

The above space for recorders use only

71-7-091 Z 54

THIS INDENTURE, made this 1st day of June, 1983, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 27th day of December, 1982, and known as Trust Number 56630 party of the first part, and JOHN W. NIELSEN and JANET A. NIELSEN, his wife of 7458 Jensen Boulevard, Hanover Park, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See legal description rider attached hereto and made a part hereof.

12.00

7458 JENSEN BLVD., HANOVER PARK, IL,
PIN: 06-25-411-020-0000 & 06-25-411-022-0000

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.

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 thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and personally,



By _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

This instrument prepared by:
American National Bank and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60690

Given under my hand and Notary Seal,

Date 6-9-83

Notary Public

Adela J. Bauer

DELIVERY INSTRUCTIONS
NAME Edwin H. Shapiro-Attorney at Law
STREET 7 West Schaumburg Road
CITY Schaumburg, IL. 60194
BOX 333 - GG
OR
RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

7458 Jensen Boulevard
Hanover Park, Illinois

88314079

COOK CO. NO. 016
0999
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 1988
DEPT. OF REVENUE
37.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
JUL 1988
STAMP
37.50

Document Number

29152L H0112

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LEGAL DESCRIPTION RIDER

Lot B-28 (except the North 40.0 feet thereof) and the North 5.0 feet of Lot B-29 of subdivision of Lot 'B' of Hanover Garden South, being a subdivision of part of the South East Quarter of Section 25, Township 41 North, Range 9, lying East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded in recorder's office of Cook County, Illinois on December 27, 1962 as document no. 18683505 being situated in Village of Hanover Park,

AND

The North 13 feet (except the North 5 feet) of Lot B-29 of Subdivision of Lot "B" of Hanover Gardens, being a subdivision of part of the South East 1/4 of Section 25, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded December 27, 1962 as document 18683505 situated in the Village of Hanover Park, in Cook County, Illinois.

SUBJECT TO: (a) General taxes for the year 1982 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any; (g) easement over the westerly 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, etc, as shown on the plat of subdivision recorded May 27, 1963 as document 19753186; (h) restrictions contained in declaration made by Hanover Builders, Inc., a corporation of Illinois, dated June 22, 1962 and recorded July 19, 1962 as document 18537908 relating to the use of the land, character, cost, construction, ground floor, location of buildings to be erected on the land, etc.; (i) terms, provisions, conditions and limitations of the instrument recorded January 14, 1982 as document 25736783 made by the Village of Hanover Park, relating to the Village Plan.

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0700-2200