

Form 16-12

Joint Tenancy

The above space for recorders use only

* THIS INDENTURE made this 12th day of May, 1989, 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 18th day of April, 1974, and known as Trust Number 11-3016, party of the first part, and GEORGE F. NELSON and MARGARET D. NELSON, his wife, at 2550 Sunnyside Avenue, Westchester, Illinois 60154, 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:

LOT 43 IN BLOCK 10 IN HADRABA AND MANDAS SUBDIVISION UNIT 2, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER ALSO PART OF THE SOUTH HALF OF THE NORTH EAST QUARTER ALL IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2550 Sunnyside Avenue, Westchester, IL.

PIN #15-29-226-044

COOK COUNTY RECORDER

#1871 # 91-227227
#8888 TRM 0970/691 13 5 00

DEPT. OF RECORDS

TO HAVE AND TO HOLD the same unto said parties of the second part, to enjoy, not in tenancy in common, but in joint tenancy with the right of survivorship.

Subject to: Covenants, restrictions and easements of record and taxes for the year 1988 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 thereunto enabling, SUBJECT, HOWEVER, to the file 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 hereon 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.

By [Signature] ALBANY BANK AND TRUST COMPANY N.A., As Trustee as foresaid,
Land [Signature] Mortgage Loan Officer
Attest [Signature] Richard H. Lorenz, Mortgage Loan Officer
Assistant-Cashier

STATE OF ILLINOIS }
COUNTY OF COOK } ss. I, Grace E. Stanton
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Mario V. Gotanco

Vice-President Trust Officer of ALBANY BANK AND TRUST COMPANY N.A. and
Land Richard H. Lorenz - Mortgage Loan Officer
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.

"OFFICIAL SEAL"
GRACE E. STANTON
Notary Public Cook County, Illinois
My Commission Expires Feb. 17, 1992

Given under my hand and Notarial Seal this 20th day of June, 1989
Grace E. Stanton
Notary Public

DELIVER
NAME David J. Boersma
Attorney at Law
STREET Suite 300
330 S. Naperville Road
CITY Wheaton, IL. 60187
OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
2550 Sunnyside Avenue
Westchester, Illinois 60154
This Instrument Was Prepared By
MARIO V. GOTANCO
Land Trust Officer
Albany Bank & Trust Company N.A.
3400 W. Lawrence Avenue
Chicago, Illinois 60625

This transaction exempt from
Real Estate Transfer Tax pursuant
to Ill. Rev. Stat. ch. 120 (1004(d) & (e))
Document Number: 91397227
Seller or Seller's Representative