

TRUSTEE'S DEED

3758814

The above space for recording use only

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THIS INDENTURE, made this 6th day of December, 1988 between AUSTIN BANK OF CHICAGO, Chicago, Illinois, under the laws of the United States, as Trustee under the power of a deed or deeds in trust duly RECORDED and delivered to said bank in pursuance of a trust agreement dated the 26th day of September, 1986, and known as Trust Agreement 4289 party of the first part, and James F. Deere and Mary Ann Deere, his wife, 2648 Madison St., Chicago, Illinois 60612 party of the second part, that said party of the first part in consideration of the sum of ten (\$10.00) and no hundreds Dollars, and other good and valuable considerations to hereunto, does hereby convey and guarantee unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION:
 Lot twenty-nine (29) (except the North 25 feet thereof), and the North thirty (30) feet of Lot twenty-eight (28) in Block three (3) in W.O. Shively & Company's Fullerton Avenue Park Addition, being a subdivision (except for Railroad right of way) South of the Indian Boundary Line, of the East twenty (20) acres of the Northwest fractional quarter (1/4) of the Northeast fractional quarter (1/4) of Section thirty-four (34), Township forty (40) North, Range twelve (12), East of the Third Principal Meridian, according to the plat registered as Document 445728, in Cook County, Illinois.

PIN: 12-34-205-041-0000

SUBJECT TO: covenants, conditions and restrictions of roads and highways; party-well rights and agreements; assessments for improvements not yet completed; general taxes for 1988 and subsequent years; private public and utility easements; leases and tenancies; special taxes or special taxes and assessments; and

together with the easements and appurtenances thereto belonging.
 THE SAID PARTIES HEREBY AGREE TO WAIVE THE BENEFIT OF ANY SUCH DEFENSES.

This deed is executed pursuant to and in the exercise of the power and authority granted to said trustee by the terms of said deed or deeds to grant, deliver and convey to the party of the second part the hereinbefore described premises, and the trustee hereby certifies that he has read the foregoing instrument and the contents thereof, and that he is duly qualified to execute the same, and that he is not aware of any facts which would render the same invalid or void, and that he is not aware of any facts which would render the same invalid or void, and that he is not aware of any facts which would render the same invalid or void.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto set, and has caused its name to be signed to these presents by its Vice-President, Trust Officer and authorized by its

This instrument was prepared by Rudolph C. Schoppe, Austin Bank of Chicago, 6400 W. North Avenue, Chicago, IL 60635

AUSTIN BANK OF CHICAGO
 As Trustee as authorized and duly appointed by its Board of Directors
 By: *[Signature]*
 Amelia T. Chiri
 Operations Officer

the undersigned
 a Notary Public in and for said County in the State of Illinois, do hereby certify that
 Rudolph C. Schoppe
 Vice-President, Trust Officer of the AUSTIN BANK OF CHICAGO, Chicago, Illinois, is the person who has caused the foregoing instrument to be signed to these presents, and that he is duly qualified to execute the same, and that he is not aware of any facts which would render the same invalid or void, and that he is not aware of any facts which would render the same invalid or void, and that he is not aware of any facts which would render the same invalid or void.

"OFFICIAL SEAL"
 Jeanna F. Doherty
 Notary Public, State of Illinois
 My Commission Expires 03/31/91

her
 this 6th day of December, 1988
[Signature]
 Jeanna F. Doherty
 Notary Public

D NAME Edward Salomon
E STREET 8959 W. Grand
L CITY River Grove, IL
R
Y

2245 Elm
 River Grove, Illinois 60171

3758814

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ATTORNEYS' TITLE
GUARANTY FUND, INC.
25 E. LASALLE 5th FLOOR
CHICAGO, IL 60603

Sig. Cont.

Noted

Date

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Reg

APR 30 PM '88

Handwritten signatures and initials:
[Signature]
[Signature]
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