

HISTORIC
SALEM INC

25 Boston Street

Built for
Salem Auto Body Co., Inc.
1930

Research by
Alyssa G. A. Conary

July 2021

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
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CHAIN OF TITLE, 25 BOSTON STREET, SALEM, ESSEX COUNTY, MASSACHUSETTS

Date of Transaction	Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Book / Page	Notes
January 21, 1930	January 27, 1930	Vaino Hiltunen	Salem Auto Body Company, Inc.	"consideration paid"	<p>"the land in SALEM . . . bounded as follows: Beginning at a point on Boston Street seventy-two (72) feet and ten (10) inches easterly of a bound stone in said street in the westerly side of the way westerly of the granted premises; thence running southwesterly . . . eighty (80) feet thence running southerly . . . one hundred fifty-seven (157) feet; thence running southwesterly . . . one hundred eleven (111) feet; thence running northwesterly . . . one hundred eight (108) feet and eight (8) inches; thence running northeasterly . . . ninety-five and seventeen one-hundredths (95.17) feet; thence running northerly . . . one hundred five and thirty one-hundredths (105.30) feet; thence running northeasterly . . . twenty-six and thirty-eight one-hundredths (26.38) feet; thence running southeasterly . . . forty-three (43) feet and ten (10) inches; thence running northeasterly . . . eighty-two (82) feet; thence running southeasterly . . . seventy-two (72) feet and ten (10) inches to the point of beginning.</p> <p>"Also a certain parcel of land situated in Salem bounded and described as follows: Beginning on Boston Street in the middle of the passage way or common yard between the granted premises and the premises now or late of Osborne; thence running westerly by Boston Street to the land formerly of P. Munroe, now of Charles Harrington and others; thence running southerly by said land of Harrington to land now or formerly of Hazelton; thence northerly by land now or late of Osborne two hundred thirty-seven (237) feet and seven (7) inches to said Boston Street and point of beginning, including also a small piece of land at the foot of the garden as the fence runs.</p>	Essex County Registry of Deeds (ECRD)	2836 / 1	
March 2, 1937	March 4, 1937	Salem Auto Body Co., Inc.	Ida Koski, wife of Matti Koski, of Salem	"consideration paid"	<p>"the land in SALEM . . . together with the buildings thereon, bounded as follows: Beginning at a point on Boston Street seventy-two (72) feet and ten (10) inches easterly of a bound stone in said street . . . "</p> <p>"Also a certain parcel of land situated in SALEM, together with the buildings thereon, bounded and described as follows: Beginning on Boston Street . . . "</p>	ECRD	3102 / 392	
April 23, 1970	April 23, 1970	Matti Koski of Salem	Matti & Eleonora F. Koski of Salem	"consideration paid"	<p>"the land in said Salem, together with the buildings thereon, situated on Boston Street, bounded and described as follows: Beginning at an iron pin on Boston Street . . . and running Southwesterly . . . two hundred thirteen and 88/100 (213.88) feet . . . thence turning and running Westerly . . . one hundred eleven (111) feet . . . thence turning and running Northwesterly . . . one hundred eight and 60/100 (108.60) feet . . . thence turning and running Northeasterly . . . two hundred twenty-six and 85/100 (226.85) feet . . . thence turning and running Southeasterly . . . forty-three and 83/100 (43.83) feet . . . thence turning and running Northeasterly . . . fifty-seven and 35/100 (57.35) feet . . . thence turning and running Southeasterly . . . one hundred twenty-eight and 37/100 (128.37) feet to . . . the point of beginning. Containing 44,587 square feet of land, more or less, and being shown as Lots 1 and 2 on plan entitled "Plan of Land in Salem, Property of Matti Koski, July 17, 1963 . . . recorded in Essex South District Registry of Deeds . . . Being the same premises conveyed to Ida Koski by Salem Auto Body Co., Inc., by deed dated March 2, 1937, recorded in said Registry of Deeds, Book 3102, Page 392, however otherwise measured or described . . . "</p>	ECRD	5678 / 695	Matti Koski's title was established by the probate of the Estate of Ida Koski, Essex County Probate Records, No. 227,037
August 18, 1993	November 4, 1993	Eleonora F. Koski of Florida	Eleonora F. Koski, Trustee of the Eleonora F. Koski Trust of Florida	\$10.00 "and other good and valuable considerations"	"the land in said Salem, together with the buildings thereon, situated on Boston Street, bounded and described as follows . . . "	ECRD	12225 / 13	
August 5, 2014	September 4, 2014	Mike Ramazio, Trustee of the Eleonora F. Koski Trust of Florida	Jeffrey & Mary Anne Lupo of Salem	\$550,000.00	"a certain parcel of land with the buildings thereon situated at 25 Boston Street . . . shown on Lot B on a plan entitled 'Plan of Land Located in Salem, Massachusetts (Essex County) Prepared for The Eleonora F. Koski Trust,' . . . recorded with Southern Essex District Registry of Deeds in Plan Book No. 369 as Plan No. 21."	ECRD	33524 / 484	

KNOW ALL MEN BY THESE PRESENTS that I, Vaino Hiltunen otherwise known as Vaino Alfred Hiltunen of Peabody, in the County of Essex and Commonwealth of Massachusetts, for consideration paid grants to the Salem Auto Body Company, Inc., a Corporation duly established under the laws of the Commonwealth of Massachusetts, and having an usual place of business in Salem, Mass. with a Quitclaim Covenants the land in SALEM, in the County of Essex and Commonwealth of Massachusetts, bounded as follows: Beginning at a point on Boston Street seventy-two (72) feet and ten (10) inches easterly of a bound stone in said street in the westerly side of the way westerly of the granted premises; thence running southwesterly by land now or late of Tuttle eighty (80) feet thence running southerly by the same land one hundred fifty-seven (157) feet; thence running southwesterly by land now or formerly of Pope and others one hundred eleven (111) feet; thence running northwesterly by the great pasture one hundred eight (108) feet and eight (8) inches; thence running northeasterly by land now or formerly of Dane ninety-five and seventeen one-hundredths (95.17) feet; thence running northerly by said land now or formerly of Dane one hundred five and thirty one-hundredths (105.30) feet; thence running northeasterly by land now or late of Boston twenty-six and thirty-eight one-hundredths (26.38) feet; thence running southeasterly by land now or formerly of Woodbury forty-three (43) feet and ten (10) inches; thence running northeasterly by said land now or formerly of Woodbury eighty-two (82) feet; thence running southeasterly by said Boston Street seventy-two (72) feet and ten (10) inches to the point of beginning. Also a certain parcel of land situated in Salem bounded and described as follows: Beginning on Boston Street in the middle of the passage way or common yard between the granted premises and the premises now or late of Osborne; thence running westerly by Boston Street to the land formerly of P. Munroe, now of Charles Harrington and others; thence running southerly by said land of Harrington to land now or formerly of Hazelton; thence northerly by land now or late of Osborne two hundred thirty-seven (237) feet and seven (7) inches to said Boston Street and point of beginning, including also a small piece of land at the foot of the garden as the fence runs. Both parcels are conveyed subject to a taking by the City of Salem for the widening of Boston Street in June 1915, and subject also to any and all municipal liens, takings and encumbrances of record, if any. The passage way fifteen (15) feet and ten (10) inches wide between the granted premises and the adjoining land of Osborne continuing of the same width sixty feet distant from Boston Street with well thereon to be owned, improved and maintained in common with the owners of the estate of said Osborne adjoining, according to the stipulations contained in deed recorded

Hiltunen
to
Salem Auto Body
Co., Inc.

with said Deeds. Book 288, page 274. Meaning and intending hereby to convey the same property conveyed to said Grantor by deed of W. Herbert Abbott Inc., dated October 17th, 1929, and recorded with the Essex South District Registry of Deeds, Book 2826, Page 274. WITNESS my hand and seal this twenty-first day of January, 1930 Vaino Alfred Hiltunen
THE COMMONWEALTH OF MASSACHUSETTS Essex ss. January 21st. 1930. Then personally appeared the above named Vaino Hiltunen and acknowledged the foregoing instrument to be his free act and deed, before me,

William F. Hayes Notary Public

My commission expires September 2nd. 1932.

Essex ss. Received Jan. 27, 1930. 37 m. past 4 P.M. Recorded and Examined.

Salem Auto Body
Co., Inc.
to
Koskimies
& Vote

KNOW ALL MEN BY THESE PRESENTS that The Salem Auto Body Co., Inc. a corporation duly established under the laws of Massachusetts having its usual place of business at Salem, Essex County, Massachusetts in consideration of Two thousand (2,000.00) dollars to it paid by Ida Koskimies, wife of Matti Koskimies of said Salem the receipt whereof is hereby acknowledged, doth hereby give, grant, bargain, sell, and convey unto the said Ida Koskimies land in SALEM, in the County of Essex and Commonwealth of Massachusetts, bounded as follows: Beginning at a point on Boston Street seventy-two (72) feet and ten (10) inches easterly of a bound stone in said street in the westerly side of the way westerly of the granted premises; thence running southwesterly by land now or late of Tuttle eighty (80) feet; thence running southerly by the same land one hundred fifty-seven (157) feet; thence running southwesterly by land now or formerly of Pope and others one hundred eleven (111) feet; thence running northwesterly by the great pasture one hundred eight (108) feet and eight (8) inches; thence running northeasterly by land now or formerly of Dane ninety-five and seventeen one-hundredths (95.17) feet; thence running northerly by said land now or formerly of Dane one hundred five and thirty one-hundredths (105.30) feet; thence running northeasterly by land now or late of Boston twenty-six and thirty-eight one-hundredths (26.38) feet; thence running southeasterly by land now or formerly of Woodbury forty-three (43) feet and ten (10) inches; thence running northeasterly by said land now or formerly of Woodbury eighty-two (82) feet; thence running southeasterly by said Boston Street seventy-two (72) feet and ten (10) inches to the point of beginning. Also a certain parcel of land situated in Salem, bounded and described as follows: Beginning on Boston Street in the middle of the passage way or common yard between the granted premises and the premises now or late of Osborne; thence running westerly by Boston Street to the land formerly of

ESSEX ss. Jan 27 1930
I acknowledge to have received full satisfaction for all debt secured by the deed of mortgage here recorded and the mortgage cancel and discharge the same.
Ida Koskimies
attest
Wm. F. Hayes Notary Public

Termination of
Declaration of
Trust

Pierson Realty
Trust
Trs. of,

CERTIFICATE OF TERMINATION OF PIERSON REALTY TRUST We, George W. Pickering, Jr., Horace E. Davenport, and Peter J. Flynn, being a majority of the Trustees of Pierson Realty Trust, hereby certify that pursuant to vote of the shareholders and the written consent of said shareholders, both under date of March 3, 1937, all as provided under the Agreement and Declaration of Trust of Pierson Realty Trust, dated July 15, 1929, and recorded in Essex South District Registry of Deeds, Book 2812, Page 577, do hereby declare said trust to be terminated. Dated this third day of March, 1937.

COMMONWEALTH OF MASSACHUSETTS) H. E. Davenport - (Corporate seal)
Essex ss. March 3, 1937 Then) George W. Pickering, Jr. -
personally appeared the above) Peter J. Flynn -

named Horace E. Davenport and acknowledged the foregoing instrument to be the free act and deed of the Trustees of Pierson Realty Trust, before me

Richard E. Blake Notary Public.

Essex ss. Received Mar. 4, 1937. 26 m. past 1 P.M. Recorded and Examined.

Salem Auto Body
Co., Inc.

to
Koski
& Vote

Salem Auto Body Co., Inc., a corporation duly organized by law and having an usual place of business in Salem, Essex County, Massachusetts, for consideration paid, grant to Ida Koski, wife of Matti Koski, of said Salem, sometimes known as Ida Koskimies, wife of Mattie Koskimies, with QUITCLAIM COVENANTS the land in SALEM, in the County of Essex and Commonwealth of Massachusetts, together with the buildings thereon, bounded as follows: Beginning at a point on Boston Street seventy-two (72) feet and ten (10) inches easterly of a bound stone in said street in the westerly side of the way westerly of the granted premises; thence running southwesterly by land now or late of Tuttle eighty (80) feet; thence running southerly by the same land one hundred fifty-seven (157) feet; thence running southwest-erly by land now or formerly of Pope and others one hundred eleven (11) feet; thence running northwesterly by the great pasture one hundred eight (108) feet and eight (8) inches; thence running northeasterly by land now or formerly of Dane ninety-five and seventeen one-hundredths (95.17) feet; thence running northerly by said land now or formerly of Dane one hundred five and thirty one-hundredths (105.30) feet; thence running northeasterly by land now or late of Boston twenty-six and thirty-eight one-hundredths (26.38) feet; thence running southeasterly by land now or formerly of Wood-bury forty-three (43) feet and ten (10) inches; thence running northeast-erly by said land now or formerly of Woodbury eighty-two (82) feet; thence running southeasterly by said Boston Street seventy-two (72) feet and ten (10) inches to the point of beginning. Also a certain parcel of land situated in SALEM, together with the buildings thereon, bounded and described

as follows: Beginning on Boston Street in the middle of the passage way or common yard between the granted premises and the premises now or late of Osborne; thence running westerly by Boston Street to the land formerly of P. Munroe, now of Charles Harrington and others; thence running southerly by said land of Harrington to land now or formerly of Hazelton; thence northerly by land now or late of Osborne two hundred thirty-seven (237) feet and seven (7) inches to said Boston Street and point of beginning, including also a small piece of land at the foot of the garden as the fence runs. Being the same premises conveyed to the grantor by deed of Vaino Hiltunen dated January 21, 1930 and recorded with Essex South District Registry of Deeds, and are conveyed subject to any and all municipal liens, takings, encumbrances and rights of way of record, if any. IN WITNESS WHEREOF, the Salem Auto Body Co., Inc. has caused its name to be signed and its corporate seal to be affixed by Matti Koski, its Treasurer thereunto duly authorized, this second day of March, 1937.

THE COMMONWEALTH OF MASS-) Salem Auto Body Co., Inc. (Corporate seal)
 ACHUSETTS Essex ss.) By Matti Koski Treasurer

March 2 1937 Then personally appeared the above named Matti Koski and acknowledged the foregoing instrument to be the free act and deed, of the above named corporation, before me

Richard E. Blake Notary Public

My commission expires February 28 1941

CERTIFICATE OF VOTE I hereby certify that at a special meeting of the stockholders, duly called in accordance with the by-laws of the corporation, and held on March 2, 1937, at which all of the stockholders were present, the following vote was unanimously passed: VOTED: To authorize the Treasurer to execute and deliver in the name of the corporation a deed of the real estate owned by the corporation on Boston Street, Salem, Massachusetts, to Ida Koski, subject to mortgages and encumbrances of record.

A true copy: Attest: Richard E. Blake Clerk pro tem. (Corporate seal)
 Essex ss. Received Mar. 4, 1937. 26 m. past 1 P.M. Recorded and Examined.

I, Bessie Mencis of Haverhill, County of Essex, Massachusetts, for consideration paid, grant to Dora Mencis of said Haverhill in said County, with WARRANTY COVENANTS A certain parcel of land with the buildings thereon, situate in Haverhill, Essex County, Massachusetts, in the Bradford District, bounded and described as follows, namely: Westerly by Haseltine Street, fifty (50) feet; Easterly by land now or formerly of Allen, fifty-seven and two tenths (57.2) feet; Southerly by land now or formerly of Leavitt eighty-two and four tenths (82.4) feet; Northerly by land now or formerly

Vote

Mencis
 et ux
 to
 Mencis

Grantees' address is 14 Highland Avenue, Salem, Mass. 01970

I, MATTI KOSKI, of Salem,

of

Essex County, Massachusetts,

do hereby for consideration paid, grant to MATTI KOSKI and ELEONORA F. KOSKI, husband and wife, as joint tenants and not as tenants in common, both of said Salem,

of

with quitclaim covenants

the land in said Salem, together with the buildings thereon, situated on Boston Street,
(Description and encumbrances, if any)
bounded and described as follows:

Beginning at an iron pin on Boston Street, at land formerly of Sheridan, now or formerly of LeBlanc, and running Southwesterly by said land of LeBlanc, on two courses, a distance of two hundred thirteen and 88/100 (213.88) feet to land now or formerly of City of Salem;
thence turning and running Westerly by said land of the City of Salem, one hundred eleven (111) feet to land formerly of Boston & Maine Railroad;
thence turning and running Northwesterly by said land of Boston & Maine Railroad, on two courses, a distance of one hundred eight and 60/100 (108.60) feet to land now or formerly of J. W. Dane;
thence turning and running Northeasterly by said land now or formerly of J. W. Dane, on three courses, a distance of two hundred twenty-six and 85/100 (226.85) feet to land now or formerly of Riordan;
thence turning and running Southeasterly by said land of Riordan forty-three and 83/100 (43.83) feet to an iron pin;
thence turning and running Northeasterly by said land of Riordan fifty-seven and 35/100 (57.35) feet to Boston Street at a drill hole in the sidewalk;
thence turning and running Southeasterly by said Boston Street, one hundred twenty-eight and 37/100 (128.37) feet to land now or formerly of LeBlanc and the point of beginning.

Containing 44,587 square feet of land, more or less, and being shown as Lots 1 and 2 on plan entitled "Plan of Land in Salem, Property of Matti Koski, July 17, 1963, Essex Survey Service, 275 Cabot Street, Beverly", recorded in Essex South District Registry of Deeds, Book , Page

Being the same premises conveyed to Ida Koski by Salem Auto Body Co., Inc., by deed dated March 2, 1937; recorded in said Registry of Deeds, Book 3102, Page 392, however otherwise measured or described, excepting therefrom a narrow strip of land conveyed by the grantor herein to Rene J. LeBlanc et ux, by deed dated September 3, 1963, recorded in said Registry of Deeds, Book 5101, Page 133.

For my title, see probate of the Estate of Ida Koski, Essex County Probate Records, No. 227,037.

Said conveyance is made subject to a lease from Matti Koski to

(* Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

BK 5678 PG 696

John J. Moran, Jr., dated June 7, 1963, notice of which is recorded in said Registry of Deeds, Book 5076, Page 500.

No documentary stamps are required on the within conveyance, the consideration being nominal.

(Faint mirrored text from reverse side)
Witness my hand and seal this 29th day of April 1970

Witness my hand and seal this 29th day of April 1970
Matti Koski

The Commonwealth of Massachusetts

Essex ss. April 23 19 70

Then personally appeared the above named Matti Koski

and acknowledged the foregoing instrument to be his free act and deed, before me

Evelyn M. Quinn
NOTARY PUBLIC - JAMES R. QUINN
EVELYN M. QUINN, NOTARY PUBLIC
My commission EXPIRES NOVEMBER 27, 1971

Essex ss. Recorded April 23, 1970. 57 m. past 3 P.M. #102

3
05
WARRANTY DEED

This Warranty Deed, made the 18th day of August, A.D. 1993, between ELEANORA F. KOSKI, a single person, of Lake Worth, Palm Beach County, Florida, Grantor, and ELEANORA F. KOSKI, TRUSTEE, under agreement dated August 18, 1993, made by ELEANORA F. KOSKI, Grantee, whose post office address is 420 South B Street, Apt. A-2, Lake Worth, Florida 33460. Grantor's and Grantee's addresses are the same.

THE GRANTOR, in consideration of the sum of \$10.00, and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situate in Essex County, State of Massachusetts, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

ELEANORA F. KOSKI, as Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event ELEANORA F. KOSKI cannot continue to serve as Trustee, the Successor Trustee shall be MERRI RAMASIO and SALLY L. HEGEMAN. In the event one of the Successor Co-Trustees cannot serve or continue to serve as Trustee, the Successor Trustee shall be HELEN RAMASIO.

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.

E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to Grantor.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

Executed August 18, 1993.

Signed, sealed and delivered in the presence of:

Signature *Janet W. Clark*
Signature JANET W. CLARK
Printed Signature
Signature *Priscilla D. Reagan*
Signature PRISCILLA D. REAGAN
Printed Signature

Signature *Eleonora F. Koski*
Signature ELEONORA F. KOSKI a/k/a ELEONORA F. KOSKI
Printed Signature
420 South B Street, Apt. A-2
Lake Worth, Florida 33460
Post Office Address

Signature _____
Printed Signature _____
Signature _____
Printed Signature _____

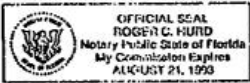
Signature _____
Printed Signature _____
Post Office Address _____

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ELEONORA F. KOSKI, a single person, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: FLA DRIVER LICENSE and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of August, 1993, A.D.

R. C. Hurd
NOTARY SIGNATURE
ROGER C. HURD
Printed Notary Signature



This deed has been prepared at the Grantor's request without examination or legal opinion of title.

a:\koski\wd

LEGAL DESCRIPTION

the land in said Salem, together with the buildings thereon, situated on Boston Street, (Description and encumbrances, if any) bounded and described as follows:

Beginning at an iron pin on Boston Street, at land formerly of Sheridan, now or formerly of LeBlanc, and running Southwesterly by said land of LeBlanc, on two courses, a distance of two hundred thirteen and 88/100 (213.88) feet to land now or formerly of City of Salem;

thence turning and running Westerly by said land of the City of Salem, one hundred eleven (111) feet to land formerly of Boston & Maine Railroad;

thence turning and running Northwesterly by said land of Boston & Maine Railroad, on two courses, a distance of one hundred eight and 60/100 (108.60) feet to land now or formerly of J. W. Dana;

thence turning and running Northeasterly by said land now or formerly of J. W. Dana, on three courses, a distance of two hundred twenty-six and 85/100 (226.85) feet to land now or formerly of Riordan;

thence turning and running Southeasterly by said land of Riordan forty-three and 83/100 (43.83) feet to an iron pin;

thence turning and running Northeasterly by said land of Riordan fifty-seven and 35/100 (57.35) feet to Boston Street at a drill hole in the sidewalk;

thence turning and running Southeasterly by said Boston Street, one hundred twenty-eight and 37/100 (128.37) feet to land now or formerly of LeBlanc and the point of beginning.

Containing 44,587 square feet of land, more or less, and being shown as Lots 1 and 2 on plan entitled "Plan of Land in Salem, Property of Matti Koski, July 17, 1963, Essex Survey Service, 275 Cabot Street, Beverly", recorded in Essex South District Registry of Deeds, Book . . . Page . . .

No documentary stamps are required on the within conveyance, the consideration being nominal.

2

AK-4



2014090400158 Bk:33524 Pg:484
09/04/2014 12:22 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District 000
Date: 09/04/2014 12:22 PM
ID: 1029626 Doc# 20140904001500
Fee: \$2,500.00
Cons: \$550,000.00

25 Boston Street, Salem, MA

QUITCLAIM DEED

25 Boston Street, Salem, Essex County MA

MIKE RAMAZIO, AS TRUSTEE UNDER THE ELEONORA F. KOSKI TRUST OF 1993, dated August 18, 1993, as restated and amended, referred to in a deed recorded with the Essex County South District Registry of Deeds at Book 12225, Page 013 and as evidenced by a Trustee's Certificate under M.G.L. c. 184, § 35, recorded with said Registry at Book 32376, Page 482,, with a mailing address of 4845 Regency Court, Boca Raton, Florida 33434,

for consideration of FIVE HUNDRED FIFTY THOUSAND (\$550,000.00) DOLLARS paid, hereby

grants to JEFFREY LUPO and MARY ANNE LUPO, as joint tenants and not as tenants in common, with a mailing address of 81 Alameda Street, Salem, Massachusetts 01970,

with Quitclaim Covenants,

a certain parcel of land with the buildings thereon situated at 25 Boston Street, Salem, Essex County, Massachusetts, shown on Lot B on a plan entitled "Plan of Land Located In Salem, Massachusetts (Essex County) Prepared for The Eleonora F. Koski Trust, dated April 18 1993, drawn by Meridian Associates, Inc., and recorded with Southern Essex District Registry of Deeds in Plan Book No. 369 as Plan No. 21.

Subject to and with the benefit of any and all easements, restrictions and reservations of record insofar as the same are in force and applicable.

Meaning and intending to convey a portion of the property described in a deed to grantor recorded with the Essex South District Registry of Deeds at Book 12225, Page 13.

[signature page follows]

RETURN TO:
ROBINSON & COLE LLP
ONE BOSTON PLACE
BOSTON, MA 02108
13047098-v1

31993.0001

Box 107

EXECUTED as a sealed instrument this 5th day of August, 2014

ELEONORA F. KOSKI TRUST OF 1993

By: , TRUSTEE
Mike Ramazio, as its Trustee

STATE OF FLORIDA

Broward
~~Palm Beach~~ County, ss.

On this 5th day of August, 2014, before me, the undersigned notary public, personally appeared Mike Ramazio, Trustee aforesaid, proved to me through satisfactory evidence of identification, which was FL DL# B520-SHO-67-381-0, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that, as such, he signed it voluntarily for its stated purposes as said Trustee of ELEONORA F. KOSKI TRUST OF 1993.

, Notary Public
My commission expires: 8-27-16
MELISSA SOSA
Notary Public - State of Florida
My Comm. Expires Aug 27, 2016
Commission # EE 830570

October 10, 1929

The following order was adopted:

"Ordered: That His Honor the Mayor be and hereby is authorized to rent the first floor and basement of the Market House to Daniel Low & Company for a period of three months, beginning October 11, 1929, for a rental fee of one hundred and twenty-five dollars (\$125.00) and that said Daniel Low & Company is hereby empowered to rent to David G. Whelton such part of said premises as he may need for the sale of Christmas merchandise."

Market
1074

Approved by the Mayor on October 28, 1929

Councillor Theriault offered the following report which was accepted and recommendation adopted:

Building
1075

"The Committee on Public Works, to whom was referred a notice from the Inspector of Buildings of the application of Kevie Carmen for a permit to erect an addition seven 88/100 feet by sixty feet second class construction at 285 Essex Street, has considered said matter and beg leave to report as follows, That the city does not contemplate any widening at this point at this time, according with plans filed with the Inspector of Buildings August 15th, and plans of City Engineer dated Sept. 1929.

For the Committee,

Omer P. Theriault Chairman"

Councillor Whipple offered the following order which was adopted:

North Street
1076

"Ordered: That North Street from Mason Street to the Peabody line be and hereby is officially closed to all travel by vehicles and pedestrians during the reconstruction of the said street, and that the superintendent of streets be requested to give public notice of the closing of the said street."

Approved by the Mayor on October 11, 1929

On motion of Councillor Dolan, the Council voted to reconsider the reference of the garage application of Salem Auto Body Co. to the Committee on Public Works. On motion of Councillor O'Connell, the application was granted subject to the usual conditions.

Garage

On motion of Councillor Theriault, the Council refused to reconsider all business not previously reconsidered.

On motion of Councillor McGrath, the Council adjourned at 9.13 o'clock P. M.

Attest:-

Clerk

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SALEM CITY DIRECTORY (1931)

277

StPIERRE

- " Eva Y slswn AB&W 188 Essex r14 Eden
- " Evarice (Adeline) retired r92 Congress
- " Frank (Marion) mldr h32 Park
- " Fortunat J (Clairina R) lab h4½ Summit av
- " Geo (Florida M) ins agt h38 Hazel
- " Henry (Lida) mill wkr h2 Prince st pl
- " Horace A (Bertha) carp h8 Hazel
- " Ida lamp wkr r47 Roslyn
- " Jane mill opr r38 Peabody
- " Jean B (Elisa) shoe repr 284 Wash h do
- " Joel F (Ida) auto pntr h41 Leach
- " John (Elise) chauf h7 Cloutman
- " John B (Margt J) slsmn h245 North
- " John E. slsmn r245 North
- " Jos (Beatrice) exp h25 Laurel
- " Jos A (Georgianna M) h19 Wall
- " Jos F (Ida; Salem Auto Painting & Body Co) 31 Bridge h41 Leach
- " Jos H (Anais) millwright h116 Leach
- " Josephine shoe wkr r8 Broad
- " Leo chauf r25 Laurel
- " Leo (Exilda) lea wkr h150 Laf
- " Leo (Marie) mill opr h52 Dow s45
- " Lloyd (Helen) formn h1 Orange
- " Louis lab r38 Salem s6
- " Lucien lea wkr r27 Leavitt
- " Lucy lamp wkr r25 Laurel
- " Ludger cook r8 Ward
- " Margt mat wkr r4½ Summit av
- " Marie r8 Messervy
- " Mary A lea wkr r41 Leach
- " Napoleon (Anna) mill wkr h257 Jeff av
- " Nelson (Dorilda) mach h47 Roslyn
- " Olive wid John h8 Broad
- " Olivine shoe wkr r8 Broad
- " Omer Indrymn r52 Dow s45
- " Rene lab r38 Peabody
- " Ruth Mrs bkpr 34 S Mason h at Mblhd
- " Steph (Alexsina) lea wkr h92 Congress
- " Wm rem to Mblhd
- " Wm (Rosanna) lab h39 Leach
- " Xavier (Mary) retired h38 Salem s6
- " Yvonne bkpr r284 Wash

StSauveur Albert J (Pearl) cook r41 Hancock

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and 5 St Peter Tel 885

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SALEM

- " Auto Body Co (Matti Koski, Emil Wakeva, Alf Hiltunen treas) 25 Boston
- " Auto Painting & Body Co (Jos F St Pierre, Adelard StHillaire) 31 Bridge
- " Auto Spring Service (John, Jos & Paul DeSantos) rear 31 Bridge
- " Awning Co (Chas H O'Connor) 430 Essex
- " Billiard Club 73 Wash 3rd floor
- " Brass Foundry (Fred T Godslan) 7 Franklin

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- " Bronze & Aluminum Foundry Co (Jas Laurie, John T Gagne) 56 Jeff av
- " Cadet Band (office; Jean M Missud) 3 Central rm 4
- " Carpet Cleaning Co (John H Ols-son) 40 North

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merce Dept)

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