

PIONEER HOTEL  
TOLSON, ARIZONA

June 25, 1932

Mr. Paul C. Butcher  
Continental Illinois Bank & Trust Company  
231 So. La Salle Street  
Chicago, Illinois

Dear Mr. Butcher:

Yesterday I received the following telegram from you:

"Approve purchase Belmont property Bass Trust as home for your mother. Title to be taken in Mrs. Warner and Bank as trustees. We must approve forms of deed before consummation. Suggest escrol agreement Harvard Trust Company. Want attorneys mentioned your letter opinion on title and your approval to purchase by trustees. Wire us arrangements regarding escrol and we will wire money Harvard Trust Company."

After receiving this telegram I got in touch with Mr. Murray Hall, the partner of Goodwin, Procter, and Hall, with whom I usually do business. The sellers wanted a deposit of \$500 as security in case the deal fell through, but I did not want to give them that much money, because of their present shaky financial position. They finally agreed to accept a \$100 deposit if I personally would sign the contract of purchase. This I agreed to do.

The contract of purchase is being drawn by Mr. Hall and will be ready for signing early next week. It is to provide for a purchase price of \$13,000, allocation of taxes, commission to be paid by sellers, and good title to be made by them. The contract is to be completed within 30 days and to be subject to the court's authorizing the official liquidator to release the mortgage.



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The contract of purchase is being drawn by Mr. Hall and will be ready for signing early next week. It is to provide for a purchase price of \$15,000, allocation of taxes, commission to be paid by sellers, and good title to be made by them. The contract is to be completed within 30 days and to be subject to the court's authorizing the official liquidator to release the mortgage.



**PIONEER HOTEL**  
TUCSON, ARIZONA





A copy of the contract together with the opinion of Mr. Hall on the title and his suggested form of deed will be sent to you the latter part of next week. In accordance with the suggestion in your telegram I have asked him to name the grantees: "Mrs. Gertrude B. Warner and Continental Illinois Bank & Trust Company, trustees." Mr. Fitzgerald of the Middlesex County registry of deeds has informed me that the Land Court will accept a deed with the grantees so named.

Adding the word "trustee" to the name of the grantees will necessitate auxillary probate of the will of Perkins Bass in Massachusetts whenever it is desired to sell the property. This will cost about \$100. Such probate will be necessary because the land is registered and there are many formalities requisite in the transfer of registered land in Massachusetts.

I wish to compliment you on the way you have handled this matter. I was pleased to have you send Mr. Fairweather to investigate the land. I have always had confidence in you and the bank, but nevertheless was pleased to have further evidence of your care in making investments. In addition I was glad of the chance to become acquainted with Mr. Fairweather and to show him about Belmont.

Very truly yours,

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