

The Clothworkers' Company Archive, CL Estate/34/1A/50

Will of John Lute

In the name of God Amen I John Lvte Cittizen and Clothworker of London beinge in goode health and perfecte remembraunce lawde & prayse be to almightie god thearefore doe make my laste will and testament, concernynge onely those my landes, tenementes, rentes, reuersions and hereditamentes, whatsoever heerafter mencioned and expressed in manner and forme followinge videlet Wheareas Thomazyn Hawkyns of London widowe, dawghter and heyre of Olyver Cleymonde Cittizen and Clothworker of London deceased by her deede of feoffament bearinge date the nyneteenth daye of Januarye in the two and twentieth yeare of the Raigne of our Soueraigne Ladye Queene Elizabeth did geve graunte, bargayne, sell, enfeoffe and confyrme to William Lambe nowe deceased, to me the saide John Lvte and to Nicholas Parkynson also nowe deceased Cittizens and Clothworkers of London and to our heyres and assignes forever all those her two messuages or tenementes with shoppes and howses thearevpon buylte, cellers, sollers, with all and singuler their appurtenances, scituate lyeinge and beinge in the streate called Cornehill and in the streete called brodestrete in the paryshe of St. Christophers neere the stocks in London nowe or late in the tenure or occupacion of William Thorowgood and his assignes, And also that her corner tenemente, and three other tenementes, nexte adioynynge with all and singuler their appurtenances lyeinge and beinge in Markelane in the paryshe of St. Olaves neere the Tower of London nowe or late in the severall tenures or occupations of John Danyell, Peter Osborne, Humfrey Whitlock and Thomas Wood and theyr assignes, And also all that her great capitall messuage or tenemente and fyve small tenementes to the said greate messuage next adjoynynge with all and singler howses, shoppes, yardes, cellers, sollers, chambers and other the Appurtenances, whatsoever, to the saide greate messuage and fyve tenementes aforesaide in any wyse belonginge or apperteynynge, lyenge and being aswell in the lane and paryshe of St. Nicholas Accon neere Lumberd streete of London as in the lane called Abchurchlane in the paryshe of St. Marye Abchurch neere Candlewick strete of London nowe or late in the tenure or occupacion of Thomas Rygges, Thomas Somers and Nicholas Jones or their Assignes or thassignes some of the, And also all those her fyve other tenementes with howses, shoppes, cellers, sollers, and other thappurtenances to the said fyve tenementes belonginge or apperteynynge lyeinge and beinge in the saide lane called Abchurch lane in the paryshe of St. Marye Abchurch aforesaid nowe or late in the severall tenures of William Herodd, Hercules Bodnam, Edwarde Senyor, William Baylyffe, and Elizabeth Harryson widowe or their Assignes, And the reuercion and reuercions of all singuler the premysses and euery parcell theareof. And all rentes, reuennues, and other yearelye proffitts reserved uppon all leases and grauntes of the premysses or any parte theareof before this had made, or reserved All which said premysses aboue expressed & specified sometyme weare this said Olyver Cleymonde father to the said Thomazyn. To haue and to holde all and singuler the saide Messuages, tenementes, howses, shoppes, yardes, cellers, sollers, chambers buldynges and all and singuler other the premisses with their appurtenances to the saide William Lambe John Lute and Nicholas Parkynson their heyres and assignes for ever to thonley proper vse and behoof of the saide William Lambe John Lvte, and Nicholas Parkynson the heyres and Assignes for ever, as by the saide deede of feoffament more at lardge doth and may appeare. And wheare also Edwarde Grymston thelder Esquyer, and Edwarde Grymston the yonger gent, by their deede of feoffament bearinge date the twentieth daie of ffebruary in the two & twentieth yeare of the raigne of our saide soueraigne Ladye the Queenes Maiesties that nowe is did delyver, sell, bargaen, grawnte, and confyrme vnto me the said John Lvte, and the saide William Lambe, and Nicholas Parkynson nowe deceased all and singuler the saide messuages, tenementes, howses, shoppes, yardes, cellers, sollers, Chambers, buyldinges and

all and singuler other the premysses with their Appurtenances by the name of all that messuage or tenement and all and singuler other tenementes to the said messuage or tenement adioynynge or belonginge, and all those tenementes with their Appurtenances whatsoever, scituate and beinge in a certen lane called St Nicholas Lane, in the paryshe of St. Nicholas Accon in the Cyttye of London, And in the lane and paryshe of St. Marye Abchurche neere Candlewykestrete in the said Cittye of London, which saide messuage or tenementes and all other the tenementes aforesaide nowe are or late weare in the severall tennures or occupacions of Thomas Rygges , William Bayllys, Edwarde Senyor, Hercules Bodnam ,Widowe Hardye and Wydowe Harryson or their Assignes or thassignes of somme of them, And all and singuler rentes yssueinge or goinge oute of the saide messuage or tenement, and all other the tenementes abouespecified, or out of any parte or parcell of them or any of them, And all that tenement with thappurtenances whatsoever lyeinge and beinge in the streete of Cornehill and in the streete of Brodestreete in the paryshe of St Christopher neere the Stocks in the Citty of London aforesaide, And all those rentes goinge out of the saide tenement, nowe or late in the tenure of William Thorowgood or his assignes, And all that Corner howse, and all those two tenementes to the same adioynynge with all other their appurtenances whatsoever lyeing and beinge in Marke lane in the paryshe of St. Olave, neere the tower of London, and all those rentes goinge out of the same nowe or late in the severall tennures or occupacions of John Danyell Peter Osborne, Humfrey Whitlock and Thomas Wood or their assignes of thassignes of some of them, And the revercion and revercions, Remynder and Remynders whatsoever of all and singuler the premysses aboue expressed and specified and of every parcell theareof, And also the rentes, services, revercions, condicions, covenanntes, forfaytures, commodities, emolumentes, and yearely proffyttes whatsoever, reserved vppon whatsoever demyses, or graunts of the premysses, or any parte or parcell theareof by any meanes made, and all and singuler the premysses with their Appurtenances whatsoever as fullye freelye and wholly and in as lardge and ample manner, as the saide Edwarde and Edwarde late had and purchased all and singler the said premysses amonges other thinges to them and to their heyres for ever of the gyfte and graunte of our moste gracious soveraigne Ladye Elizabeth nowe quene of Englande by her lettres pattentes vnder her greate seale of Englande bearinge date at Wealdhall the two and twentieth day of September in the one and twentieth yeare of her highnes raigne. To haue holde and enjoye the saide messuages or tenementes and all & singuler other the premysses with their appurtenances to me the said John Lvte the said William Lambe and Nicholas Parkynson our heyres and Assignes for ever to the sole and proper vse of vs the saide John, William and Nicholas, our heyres and Assignes for ever, As by the saide laste recyted deede of feoffament also more at lardge doth and maye appeare. And wheare also Roger Puleston of London gentleman by his Indenture of bargayne and sale bearing date the twentieth daye of Maye in the two and twentieth day yeare aforesaide for the consideracion thearein mencioned did graunte, bargaen, sell, enfeoffe and confyrme to me the saide John Lvte, and Nicholas Parkynson nowe deceased parcell of the saide messuages landes and tenementes abouemencioned by the name of all that his tenement with thier Appurtenances whatsoever scituate lyeinge or beinge in the strete of Cornehill, And in the streete of Brodestreete in the paryshe of St. Christopher neere the Stocks within the Cyttye of London aforesaide, lyeinge betwene a certen tenement sometyme Robert Sympsons and late William Holmes cittizen and draper of London, and a tenement belonginge to the Cathedrall Church of St Pawle in London in the easte parte. And a tenement sometyme of Thomas Glowcester, and late of Raffe Booth on the weste parte, And the foresaide streete of Cornehill on the sowth parte. And the aforesaide streete of Brodestreete on the north parte, And all that his tenement called the Corner tenement with two other tenementes to the same adioynynge and other their appurtenannaces scituate and beinge in markelane in the paryshe of St. Olaves neere the

tower of London within the Countie of the Cittye of London aforesaide, scituate betweene the kynges waye called hartestreete on the north parte the chief tenement late of George Tremye on the sowthe parte, And the kinges waye of Marke lane aforesaide on the weste parte. And all that his tenemente or capitall messuage with their appurtenances whatsoever scituate and beinge aswell in the lane and paryshe of St. Nicholas Accon neere Lumberdstreete, as in the lane and paryshe of St. Marye Abchurche neere Candlewickstreete within the foresaide City of London, And the reuercion or reuercions Remaynder and Remaynders of all and singuler the premysse aboue expressed & specified, and of euery parcell theareof and all rentes services, reuennues, condicions, covennantes, forfaytures, commodities, emolumentes, and yearelye proffittes whatsoever reserved vpon whatsoever demyse or graunte, demyses or graunts, heeretofore made of the premusses or parte or parcell theareof. To haue and to holde the saide seuerall messuages tenementes and hereditamentes and all and singler other the premysse by the saide Indenture bargayned and solde with their Appurtenances vnto me the saide John Lvte and Nicholas Parkynson nowe deceased our heyres and assignes to thonly proper vse and behoofe of me the saide John Lvte and Nicholas Parkynson our heyres and assignes for ever, As by the saide laste recyted Indeture also more at lardge doth and maye appeare. By force and vertue of which saide seuerall conveyances aforesaid, I the saide John Lute of all saide severall messuages, tenementes, and hereditamentes and all and singuler other the premysse with thier appurtenances the daye of the date heareof stande, and am sole seized in my deamense as of ffee by Survivorshippe. And whereas also Thomas Heron of Newcastell vpon Tyne gent Cozen and heyre of William Heron late of London gent deceased by his deede of feoffament indented bearinge date the twentieth daye of November in the three & twentieth yeare of the raigne of our saide soveraigne Ladye the Queenes Maiestie that nowe ys, for the consideracions thearein mencioned hath infeoffed delivered and confyrmed to me the said John Lvte my heyres and Assignes for ever All that Mansyon howse messuage or tenemente with thappurtenances comonnye called or knowen by the name of the Maydenheade and nowe devided into seuerall tenementes scituate lyeinge and beinge in or neere the Weste Smythfeilde in the paryshe of St. Pulchres in London, And also all those howses, cottages, roomes, edyfyces, buyldinges, gardens, yardes, stables, curtliadges, tenementes, and hereditamentes whatsoever to the same messuage adioynynge and belonginge, late the saide William Herons deceased, and all other howses, tenementes and hereditamentes, scituate, lyeinge or beinge in or neere weste Smythfeilde aforesaide withall and singuler thappurtenances, which weare of the saide William Heron deceased, and late in the tenure, holdinge, or ocupacion of the saide William Heron his farmers, tennantes, or Assignes or any of them, And also all his reuercion and Remaynder of & in the premysse and parte and parcell theareof, Together with all and singuler the evydences, cheres, and mynymentes concernynge onlye the premysse or any parte or parcell theareof. To haue and holde the saide mansyon howse messuage or tenemente with thappurtenances commonly called the maydenheade, and all the roomes, edyfyces, buyldynges, gardens, yardes, stables, curtliages, cottages and tentementes and other the premysse with all and singuler their appurtenances, and euery parte and parcell theareof vnto me the saide John Lvte my heyres & assignes for ever to to the onelye proper vse and behoofe of me the saide John Lvte my heyres and Assignes for ever, as by the saide deede indented more at lardge it doth and maye appeare. Nowe I the saide John Lvte being so sole seized of all and singuler the severall messuages, tenementes, howses, buyldynges, yardes, hereditamentes and all other the premysse with their appurtenances in manner and forme as is above recited, by vertue of the seuerall conveyances & before specified soe by this my present last will and testament concernynge the premysse, geve will and bequeath all and singuler the side seuerall messuages, tenementes, howses, buyldynges, yardes, gardens, hereditamentes, revercions, together with all my right, title, interest, possessyon, and vse in and to the same,

and all and singuler other the premysses aboue speciifed and recited with their appurtenances and every parte and parcell theareof with all chres, deedes, wryttinges and mynymentes concernynge the same, or any parte, or parcell theareof to the maister wardens and commonaltie of ffreemen of the arte or mysterye of Clotheworkers of the Cittye of London their Successors and assignes for ever. To haue and to holde all and singuler the saide messuages, tenementes, howses, buyldinges, shoppes, yarges, cellars, sollers, Chambers, gardens, hereditamentes, reuercions together with all my right, title, intereste, possessyon and vse in and to the same, And all other the premysses with all and singler their appurtenances together with all their deedes, chres, wryttinges and mynymentes concernynge the same, or any parte, or parcell theareof, to the maister, wardens, and commonaltie of ffreemen ofthe Arte of Mysterye of Clotheworkers of the Cittye of London their successors and assignes for ever to the proper vse and behoofe of the saide maister wardens and commonaltie of ffreemen of the Arte of Mysterye of Clothworkers of the Citie of London their Successors and Assignes for ever. In witnes wheareof I the saide John Lvte have hearevnto sett my hande and seale the fyrste daye of January in the fower and twentieth yeare of the Raigne of our Soueraigne Ladye Elizabeth by the grace of God Queene of Englande, ffrance and Irelande defender of the faith Annoq domini 1581