

TRUSTEE'S DEED COOK COUNTY, ILLINOIS FILED FOR RECORD 22 575 757
Dec 19 '73 1:45 PM *22575757
Form 195-6 Rev. 4-71 Joint Tenancy The above space for recorders use only

THIS INDENTURE, made this 30th day of October, 1973, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of February, 1972, and known as Trust Number 76535 party of the first part, and James A. Sheahan & Ruth L. Sheahan, his wife, 600 W. Rand Road, Apt. 101, Arlington Heights, parties of the second part.

WITNESSETH, the said party of the first part, in consideration of the sum of 10.00 Ten Dollars and 00/100 Dollars, and other good and valuable considerations in hand paid does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, did not personally.



By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Vice President and Assistant Secretary of the AMERICAN NATIONAL BANKING ASSOCIATION, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 National Banking Association for the use and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and purposes therein set forth.



Given under my hand and Notary Seal, Deborah M. Otto 11-6-73
Date Notary Public

DELIVERY INSTRUCTIONS
NAME
STREET
CITY
OR
RECORDER'S OFFICE BOX NUMBER BOX 888

FOR INFORMATION ONLY
INSERT OTHER ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

COOK CO. NO. 016
11160
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 1973 DEPT. OF REVENUE
\$ 57.00
57

62-71-564
3-49

UNOFFICIAL COPY

THIS RIDER ATTACHED HERETO AND MADE A PART HEREOF A CERTAIN TRUSTEE'S DEED BETWEEN THE AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 76535 GRANTOR & JAMES A. SHEAHAN & RUTH L. SHEAHAN GRANTEE, DATED FEBRUARY 28, 1972.

Unit T- 68 _____ in Colony Country Condominium Homes No. 1 as delineated on survey of a part of Lot 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the North ~~WEST~~ ^{EAST} 1/4 of Section 28, both in Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois according to the Plat thereof recorded May 9, 1972 as Document No. 21895678 in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 76535 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22507685, together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is given on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and right of revocation is hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Grantor hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium and in the Declaration of Easements, Covenants and Restrictions filed in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22507684, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

C26E/1444 N. Bridgeport/Sheahan

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END OF RECORDED DOCUMENT