

62-85-435M (50940)

TRUSTEE'S DEED

22 632 386

This Indenture, made this 1st day of February, 1974, between Chicago Title and Trust Company, a corporation duly organized and existing under the laws of the State of Illinois, 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 corporation in pursuant of a certain Trust Agreement, dated the twenty-first (21st) day of July, 1972, and known as Trust No. 60042, Grantor, and Stanley M. Rovner and

Marsanna K. Rovner, His Wife, in Joint Tenancy, 3654 Western Avenue, Park Forest, Illinois 60466 Grantee.

WITNESSETH, that said Grantor, in consideration of the sum of (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby grant, sell and convey unto said Grantee, the following described real estate, situated in Cook County, Illinois, to wit:

Unit 3-8, as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22234904, of that part of Block 3, lying East of the following described line: Commencing at the West line of Block 3, a distance of 339.16 feet South West of the North East point of Block 3, as measured along said West line; thence South 56 degrees 16 minutes East 220.99 feet on a line making an angle of 93 degrees 07 minutes 55 seconds from South East to the North East with the cord of the West line curve, thence South 12 degrees 15 minutes 48 seconds East 180 feet, thence South 1 degree 44 minutes 12 seconds West 691.42 feet to the South line of said Block 3, all in the subdivision of Area H, a subdivision of part of the South East Quarter and part of the North East Quarter of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, which Condominium Area Plat of Survey is recorded simultaneously with the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Glen Arbor in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22234903; together with the 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 amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended declarations are filed of record, and the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each amended declaration as though conveyed thereby.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantee 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 the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee 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 recorded pursuant thereto.

Grantor also hereby grants to Grantee, its successors and assigns, all 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This instrument was prepared by Regine J. Singer of: Park Forest Condominiums, Inc. 11 Fir Street Park Forest, Illinois 60466

Box 26

COOK CO. NO. 016 135290 REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 2400

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This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and is further subject to party wall and driveway rights and agreements; building line and use or occupancy conditions, restrictions and covenants of record and easements; easements and agreements recorded as Document Nos. 18517269, 14380516, 14552823, 17116696, 17116706, 17116695, 18387553, 19138405 and 19974674, and recorded public utility easements which do not underlie the existing improvements; general taxes for the current year and subsequent years, including permanently recurring special assessments and taxes not due at the date hereof, and general taxes for the prior year; rights of the public, the State of Illinois and the Village of Park Forest in and to that part of the land taken or used for road purposes; acts done or suffered by, and judgments against, Grantee or any person or persons claiming by, through or under him; title defects disclosed by Title Papers for which the title insurance company referred to below shall afford owner's title insurance at Grantor's expense; and zoning and other local ordinances, and state and federal regulations, if any, which do not prohibit the use of the premises for residential purposes.

To have and to hold the same unto said Grantee (forever, ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ in ~~joint~~ tenancy) (and to the proper use, benefit and enjoyment, forever, of said Grantee)

This Deed is executed by the Grantor, 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 above mentioned and of every other power and authority thereunto enabling. This Deed is made subject to the terms of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, the said Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 21, 1977, and known as Trust No. 60042, and not individually, has caused its corporation seal to be affixed hereunto and has caused its name to be signed by these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY,  
As Trustee as aforesaid, and not  
individually

BY *[Signature]*  
Assistant

ATTEST

*[Signature]*  
Assistant Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of the Chicago Title and Trust Company, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instruments as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

19 74. Given under my hand and Notarial Seal this 2<sup>nd</sup> day of February.

FEB 13 3:03 PM '74

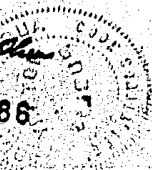


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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
Feb 19 3 09 PM '74

*John A. Allen*  
Recorder for Cook  
\*22632386



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this 19th day of February, 1974.

835 398  
SS

COOK COUNTY, ILLINOIS  
RECORDERS OFFICE  
CHICAGO, ILLINOIS



Witnessed by me, the undersigned, Recorder for Cook County, Illinois, on this 19th day of February, 1974.

John A. Allen  
Recorder for Cook County, Illinois

Property of Cook County Clerk's Office