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Record 1ST

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
OFFICE FOR RECORDS

22 692 079

*22692079

Form 195-3 Rev. 3-69

APR 26 1974 1 47 PM
Individual

The above space for recorders use only

COOK COUNTY NO. 316

THIS INDENTURE, made this 20th day of March, 1974, 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 21st day of December, 1964, and known as Trust Number 21073 party of the first part, and JEROME N. ARENDT, a bachelor

party of the second part.
WITNESSETH, that said party of the first part, in consideration of the sum of \$10,000 Dollars, and other good and valuable TEN AND NO/100 considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION SEE RIDER ATTACHED

5.00

together with the tenements and appurtenances thereto in anywise to HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This instrument prepared by Robert Solomon 105 W. Augusta St., Chicago, Ill. 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 above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all just debts and/or 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 hereunto 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.



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

STATE OF ILLINOIS } SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Corporation, 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 uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary is a custodian of the corporate seal of said National Banking Association and that he has caused the said seal to be hereunto affixed to said instrument as said Assistant Secretary, and as a free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,



DELIVERY INSTRUCTIONS

NAME _____
STREET _____
CITY _____
OR
RECORDER'S OFFICE BOX NUMBER 305

FOR INFORMATION ONLY
INSERT STREET ADDRESS OR ABOVE DESCRIBED PROPERTY ADDRESS
GRANTEES ADDRESS
#407 100 Park Avenue, Calumet City

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
25

Document No. 22 692 079

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RIDER TO DEED
FOR
THE PARK OF RIVER OAKS CONDOMINIUM NO. 1 A

Unit 407 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 2 excepting therefrom that portion lying above a horizontal plane drawn at an elevation of 609.13 (U.S.G.S. Datum referenced to a bench mark being the brass plug at centerline of intersection of 159th Street and Paxton Avenue - Elevation = 601.02) bounded and described as follows: Commencing in the Southwest corner of said Lot 2; thence North 18°15'08" West 29 feet along the West line of said Lot 2; thence North 71°44'52" East 34.37 feet; thence South 18°15'08" East 29 feet to the South line of said Lot 2; thence South 71°44'52" West 34.37 feet, to the place of beginning, all in Cook County, Illinois, in River Oaks West Unit No. 1, being a Subdivision of part of the Northwest Quarter of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest Quarter of Section 24, all in Township 36 North Range 14, East of the Third Principal Meridian according to the Plat thereof recorded November 8, 1971 as Document No. 21704184, 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. 21073, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 21712326 as amended, together with an undivided .54 percentage interest in said parcel (excepting therefrom all of the land and space comprising the Units as defined and set forth in said Declaration and Survey).

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Declaration of Condominium Ownership, as amended, in the Declarations recorded as Document Nos. 21712318 and 21712320 and as shown on the Plat recorded as Document No. 21704184. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declarations, and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them and the parties hereto for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 73 and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length herein; all other easements, covenants, conditions and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

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K
S
C
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Office
22 692 079

Box 305

cc: [signature]

END OF RECORDED DOCUMENT