

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Richard K. Olson
RECORDER FOR DEEDS

TRUSTEE'S DEED MAY 13 '74 12 50 PM

22 714 972

*22714972

62-96-735-0-
15-74

The above spaces for recorders use only

THIS INDENTURE, made this 21st day of February 1974 between NATIONAL BANK OF AUSTIN, Chicago, Illinois, a national banking association, under the laws of the United States, as Trustee under the provisions of a deed or deeds in trust duly RECORDED and delivered to said Bank in pursuance of a trust agreement dated the 8th day of May 1972, and known as Trust Number 5160, party of the first part, and John Kraft, Jr. 107-2 Boardwalk, Elk Grove Village, Illinois, party of the second part.

WITNESSETH, that said party of the first part in consideration of the sum of Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in County, Illinois, to-wit: Unit 107-2 in Boardwalk Condominium as delineated on survey of lots or parts thereof in Boardwalk Subdivision of Part of the North 15 acres of the Northwest Quarter of the Northeast Quarter of Section 32, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded March 20, 1972 as Document No. 21840416 in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by National Bank of Austin, as Trustee under Trust No. 5160 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22-633-866, 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

together with the tenements and appurtenances thereto belonging (continued on reverse side)
TO HAVE AND TO HOLD the same unto said party of the second part forever.

This deed is executed pursuant to and in the exercise of the power expressly granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county (even to secure the payment of money, and remaining unrelieved as of the date of the delivery hereof.

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, and the same to be attested by its Secretary, Trust Officer and attested by its Secretary, the day and date first above written.

NATIONAL BANK OF AUSTIN,
As Trustee as aforesaid and not personally,
By
Attest: Trust Officer
 Secretary and Cashier
 Assistant Vice President

STATE OF ILLINOIS, Ann C. Calathas
County of Cook ss. Robert I. Gustafson

 Trust Officer of the NATIONAL BANK OF AUSTIN, Chicago, Illinois, a national banking association, and Violet M. Christin Secretary/Cashier of said Bank, personally known to me to be the same persons whose names are and Assistant Vice President and Assistant Vice President subscribed to the foregoing instrument as such Secretary/Cashier and Assistant Vice President and Assistant Vice President 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 Bank, for the uses and purposes therein set forth, and the said Secretary/Cashier did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 21st day of February 1974

Notary Public.

COOK CO. NO. 016
1091
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OFFICE
23.00

5.00

22 714 972

DELIVERY INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER 1408
8-60633-4-

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
This instrument was prepared by:
Ann C. Calathas
Land Trust Dept. National Bank of Austin, 5645 West Lake St. Chicago

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Declarations are filed of 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 also 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 also grants an easement for ingress and egress over and across the North 20 feet of the South 225 feet of the East 397.08 feet of the North 15 acres of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, and also over and across that easement contained in document number 21 917 836.

Grantor also 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, 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 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.

END OF RECORDED DOCUMENT