

UNOFFICIAL COPY

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TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

22 737 298

Ronald Bean
RECORDING CLERK

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Form 10A-6 Rev. 4-71

The above space for recorders use only

62-82-477

THIS INDENTURE, made this 15th 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 Roy Witte and Irene J. Witte, his wife, 4661 Dawngate Lane, Rolling Meadows, Illinois, parties of the second part.

WITNESSETH that said party of the first part, in consideration of the sum of 10.00 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.

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 in and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority therein enabling. This deed is made subject to the liens of all trust deeds and/or mortgages on 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 in 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, and not personally,



By *Ronald Bean* VICE PRESIDENT
Attorn *Ronald Bean* ASSISTANT SECRETARY



I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that the above signed *Ronald Bean* Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, and *Ronald Bean* Assistant Secretary, respectively, appeared before me on this day in person and acknowledged that they signed and delivered the said instrument of their own free and voluntary act and on the free and voluntary act of said National Banking Association for the use and purpose therein set forth, and the said Assistant Secretary, then and there acknowledged that the corporate seal of said National Banking Association to be affixed in said instrument is said Assistant Secretary's own free and voluntary act and on the free and voluntary act of said National Banking Association for the use and purpose therein set forth.

Given under my hand and Notary Seal, *Josephine M. Carlson* Date NOV 6 1973
Notary Public

DELIVERY INSTRUCTIONS
NAME Citizens Bank & Trust Company
STREET One South Northwest Highway
CITY Park Ridge, Illinois 60068
OR
RECORDER'S OFFICE BOX NUMBER 405

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1422 North Bridgeport - Unit T-34
Mt. Prospect, Illinois 60056

STATE OF ILLINOIS
RECORDING CLERK

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This is the attached hereto and made a part of a certain Trustee's Deed between American National Bank and Trust Company of Chicago as Trustee under Trust No. 76535 and Roy Witte and Irene J. Witte, dated October 15, 1973.

Unit T-34 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 Northeast 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 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 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.

C24F/Witte/1422 N. Bridgeport

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Unit T- 34 _____ 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 Northeast 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.

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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.

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END OF RECORDED DOCUMENT