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TRUSTEE'S DEED COOK COUNTY, ILLINOIS
FILED FOR RECORD

John H. Clark
RECORDED FOR DEEDS

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63-15-3786-271

02/22/74 9 58 AM

The above space for recorder's use only

THIS INDENTURE, made this 27th day of May, 1974, between
MIDWEST BANK AND TRUST COMPANY, a corporation duly organized and existing as a banking corporation
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 2nd day of October, 1972, and known
as Trust Number 72-10-916, party of the first part, and Wayne T. Stell and Vesna P. Stell,
his wife, as joint tenants

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of Cook County, Illinois parties of the second part.
WITNESSETH, that said party of the first part, in consideration of the sum of
Ten and no/100 Dollars, and other good and
valuable 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:

SEE RIDER ATTACHED

Property of Cook County Clerk's Office

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This rider attached to and forms part of a certain Trustee's Deed dated May 27, 1974 and executed by Midwest Bank and Trust Company, trustee u/t/a 72-10-916.

Parcel I:

UNIT NO. XI-A2 as delineated on the survey of part of the following described parcel of real estate: The West 334.79 feet of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the center line of Rand Road, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for BALDWIN COURT CONDOMINIUM made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972, and known as Trust No. 72-10-916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22368743; 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 Amended Declarations as the 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.

Parcel II:

Easement appurtenant to and for the benefit of Parcel I as set forth in the Declaration of Easements made by Midwest Bank and Trust Company as Trustee under Trust Agreement dated October 2, 1972 and known as Trust No. 72-10-916 and recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22163198.

This deed is conveyed 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 the 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 recorded pursuant thereto.

Party of the first part also hereby grants to parties of the second part, 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 party of the first part 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, and also to Declaration of Easements made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972, and known as Trust No. 72-10-916 recorded in the Office of the Recorder of Deeds of Cook County on December 20, 1972 as Document No. 22163198.

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