

# UNOFFICIAL COPY

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RECORDERS OFFICE  
COOK COUNTY, ILL.

TRUSTEE'S DEED.

JUL 8 1974  
JUL 8 8 28 51 AM '74

22775202 - A - Rec

5.10

**PUNIT 1**

Form 13 Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this 3rd day of May, 1974, between UNION NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, 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 19th day of September, 1972, and known as Trust Number 1927, party of the first part, and Edward V. Fasano, and Mary M. Fasano, his wife, of 11305 Sycamore Lane, Palos Hills, not as tenants in common, but as joint tenants, parties of the second part, Illinois

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths, ..... dollars, and other good and valuable considerations in hand paid, do hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE REFER ATTACHED HERETO AND MADE A PART HEREOF

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

5.00 MAIL

COOK COUNTY, ILL.  
066403  
JUL 8 1974  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE = 15.00

This deed is executed pursuant to and in the exercise of the power and authority 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 provisions of said deed or deeds in trust, here by or record in said county, given to secure the payment of money, and remaining unperfected as at the date of the making 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 by its vice-president and attested by its trust officer, the day and year first above written.

THE UNION NATIONAL BANK OF CHICAGO AS TRUSTEE (AS AFORESAID).

By *Terrence O'Brien* VICE-PRESIDENT  
Attest *J. R. Brown* TRUST OFFICER

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, Audrey Tancos, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Terrence O'Brien ~~XXXXX~~ Vice President of the UNION NATIONAL BANK OF CHICAGO, and J. R. Brown Trust Officer of said Bank, who are personally known to me to be the same persons respectively, appeared before me this day in person and acknowledged that they signed and delivered this said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as trustee as aforesaid, for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that he signed the Corporate Seal of said Bank to be affixed to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee aforesaid, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of May 1974.  
*Audrey Tancos*  
Notary Public

DE  
L  
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INSTRUCTIONS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

This instrument was prepared by  
J. R. BROWN  
UNION NATIONAL BANK OF CHICAGO  
11103 S. MICHIGAN AVE.  
CHICAGO, ILLINOIS 60628

RECORDER'S OFFICE BOX NUMBER

# UNOFFICIAL COPY

Name: *Mr. Edward J. ...*  
Address: *1120 S. ...*  
City: *Chicago, Ill.*  
FORM 104  
533

## RIDER TO DEED DATED *May 3, 1974*

Unit No. 65 C, together with a perpetual and exclusive use of parking space and storage area designated as 65C-08, as delineated on survey of that part of the northeast 1/4 of section 23, township 37 north, range 12 east of the third principal meridian, lying northerly of the northerly line of the Sanitary District of Chicago, excepting therefrom the following: The west 641.00 feet thereof; the east 40.00 acres thereof and the east 516.00 feet of the north 894.180 feet lying west of and adjoining said east 40 acres of the northeast 1/4 of said section 23, in Cook County, Illinois, lying south of the following described line:

Beginning at a point on the east line of said tract, said point being 1211.056 feet south of the north line of said tract, thence west along a line 1211.056 feet south of and parallel with the north line of said tract, 834.53 feet, thence north along a line 384.91 feet east of and parallel with the west line of said tract, 110.90 feet, thence west along a line 1100.196 feet south of and parallel with the north line of said tract, 127.32 feet, thence south along a line 257.68 feet east of and parallel with the west line of said tract, 60.90 feet, thence west along a line 1167.156 feet south of and parallel with the north line of said tract, 257.68 feet more or less to the west line of said tract, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by UNION NATIONAL BANK OF CHICAGO, ILLINOIS, as Trustee under Trust No. 1927, recorded in the Office of the Recorder of Deeds of Cook County of March 7, 1974 as Document No. 22647270, 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 percentages 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; 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.

Grantor also hereby grants to Grantees, their 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 in the Declaration and Grant of Easement recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2284269, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Grant of Easement for the benefit of the remaining property described in said Condominium Declaration.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration as if they were recited and stipulated at length herein, and the Deed is conveyed on the conditional limitation that the percentages 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 hereto, 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.

This Deed is further conveyed on the express covenant and restriction that no resident owner of a unit within the development may own and offer for rent more than three units contained in the building in which he resides, and that no non-resident owner of a unit may rent any unit other than the one which he owns. Any lease for a unit valid under the above criteria shall remain valid for its term if the condition of tenancy of the owner shall involuntarily change during such term. A "unit" shall mean a single residence intended for the use of one family. A violation of said covenant or restriction shall not cause a reverter. The covenant or restriction herein contained shall, however, run with the land and shall be enforceable by the corporate authorities of the City of Chicago.

END OF RECORDED DOCUMENT

22 775 202