

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

22 812 355

0421201

Form 193-4 Rev. 4-71

Joint Tenancy AUG 12 '74 11 01 AM

The above space for recorders use only

*22812355

LATER DATE 8/31/74

THIS INDENTURE, made this 16th day of July, 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 18th day of December, 1967, and known as Trust Number 25933, party of the first part, and STANLEY A. NAJDOWSKI and MINNIE M. NAJDOWSKI, 718 Illinois Road, Wilmette, Illinois 60091, parties of the second part.

5.00

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (0.00) 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:

Unit 7025308, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Certain lots of Lakeside Subdivision, a subdivision of the North Half of Section 21, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat of Subdivision thereof recorded on January 16, 1973, as Document No. 22188017, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Amendments, Restrictions and Covenants and By-Laws for Villas Baldoona - Phase I Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 25933, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 226-374-04, together with its undivided percentage interest in the Common Elements as set forth in said Declaration, as amended from time to time, which percentages shall automatically change in accordance with Declaration, and 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 Grantee 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 Grantee 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 hereby grants to Grantee, its 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 Declaration made by American National Bank and Trust Company of Chicago, as Trustee recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 226-374-04, 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.

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LATER DATE 10/19/75 IX

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Property of Cook County Clerk's Office

- together with the tenements and appurtenances thereunto belonging
 TO HAVE AND TO HOLD the same unto said parties of the second part, forever, no in tenancy in common, but in joint tenancy
 Subject to the following:
1. General taxes levied for the year 1975 and subsequent years;
 2. The Condominium Property Act of the State of Illinois as presently enacted and from time to time hereafter amended;
 3. Easements, building and building line restrictions of record
 4. Usual stock objections of Chicago Title Insurance Company.

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 of Trust and the provisions of said Trust Agreement as above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and 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.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee as aforesaid, and not personally.



By _____ VICE PRESIDENT
Attest: Ronald Bean ASSISTANT SECRETARY

Prepared by David Hoffman, Atty, 2570 Salceda Dr., Northbrook, Ill.

I, the undersigned a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Greater Chicago, is presently 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 use and purposes therein set forth, and the said Assistant Secretary has and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and purposes therein set forth.

Given under my hand and Notary Seal

Date 7-18-74
Notary Public

DELIVERY INSTRUCTIONS
NAME Frank J. McLoraine
STREET 77 W. Washington St.
CITY Chicago, Ill. 60602
OR BOX 533

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2530 Salceda Drive
Northbrook, Illinois

END OF RECORDED DOCUMENT

STATE OF ILLINOIS
JUL 18 1974
75.00
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22 812 355