

TRUSTEE'S DEED

SEP 13 4 20 PM 228 847 209

RECORDED BY 11-04
COOK COUNTY ILL.

SEP-13-74 864124 • 22847209 • A — Rec

5.00

Form 100-1000-1000-1000-1000
Stuart-Hooper Co., Chicago

The above space for recorders use only

THIS INDENTURE, made this 8th day of March, 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 Jeanette J. Falduto, of 8254 Chestnut Drive, Palos Hills, Illinois, party of the second part.

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, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

5.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
SEP 13 1974
RE 10161
0 6 7 8 8 4
C. NO. 102
Cook

57649 Unit 1 Deal

together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper heirs, assigns and behoof forever of said party of the second part.

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, referred to above, and 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 given to secure the payment of money, and remains in full force and effect until the date of the payment of the same.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, and stated by its trust officer, the day and year first above written.

UNION NATIONAL BANK OF CHICAGO As Trustee as aforesaid
Terrence O'Brien VICE-PRESIDENT
J.R. Brown TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK
I, Audrey Tancos
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that
Terrence O'Brien 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 whose names are subscribed to the foregoing instrument as such Vice President, and Trust Officer, 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 Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that he caused 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 as aforesaid, for uses and purposes therein set forth.
Given under my hand and Notarial Seal this 8th day of March 1974.
Audrey Tancos
Notary Public

NAME _____
STREET _____
CITY _____
INSTRUCTIONS _____
OR
RECORDER'S OFFICE BOX NUMBER 937

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
#34556
This instrument was prepared by
J. R. BROWN
UNION NATIONAL BANK OF CHICAGO
11103 S. MICHIGAN AVE.
CHICAGO, ILLINOIS 60628

22847210

UNOFFICIAL COPY

UNION NATIONAL BANK OF CHICAGO
TRUSTEES
THE ABOVE PROPERTY IS HEREBY GRANTED IN CONSIDERATION OF THE CASH OF
BEING OF THE RECORDS OF THE
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TRUSTEES
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BEING OF THE RECORDS OF THE

RIDER TO DEED DATED 3-8-74

Unit No. 41 B, together with a perpetual and exclusive use of parking space and storage area designated as 41B-GS, 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 894.186 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, 634.53 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, 177.53 feet, thence south along a line 257.58 feet east of and parallel with the west line of said tract, 66.96 feet, thence west along a line 1167.156 feet south of and parallel with the north line of said tract, 257.58 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 on 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 percentage 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 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 in the Declaration and Grant of Easement recorded in the office of Recorder of Deeds of Cook County, Illinois, as Document No. 22647269, 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 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.

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 Palos Hills.

22 847 209

END OF RECORDED DOCUMENT