

UNOFFICIAL COPY

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Form 324 R 6 73
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Sidney K. Olson
TRUSTEE'S DEED FOR COOK COUNTY ILLINOIS
JOINT TENANCY
3136 20 SEP 23 '74 12 58 PM
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22 855 224

22 855 204

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 6th day of September 1974, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 23rd day of April, 1973, and known as Trust Number 62054 party of the first part, and JAMES A. SHAW and LYNNE A. SHAW, 32 McCarthy, Park Forest, Illinois 60466----- not as tenants in common, but as joint tenants, parties of the second part
WITNESSETH that said party of the first part, in consideration of the sum of \$10.00 TEN and no/100ths----- dollars and other good and valuable considerations in hand paid, does 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, ~~XXXXXX~~ XXXXXXXXXXXXXXXXXXXXXXX described on Exhibit A attached hereto and made a part hereof, together with those conditions, covenants and provisions set forth on said Exhibit A.

COOK COUNTY ILLINOIS
53093
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
22 855 204
This stamp is subject to change without notice.

SEE ATTACHED LEGAL



Together with the tenements and things thereunto belonging TO HAVE AND TO HOLD the same unto said parties of the second part forever, not as tenants in common, but as joint tenants.

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 aforesaid. 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 monies, and remaining unleased at the date of the delivery hereof.
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to hereunto affixed and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, in this and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid.



By *Charles E. Gifford* Assistant Vice President
Attest *Sheldon Baskin* Assistant Secretary

STATE OF ILLINOIS,)
COUNTY OF COOK) SS



I the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are affixed to the foregoing instrument as such Assistant 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 Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.
Given under my hand and Notarial Seal SEP 13 1974 Date
Dorothy Jones Notary Public

22 855 204

DELIVERY INSTRUCTIONS
NAME Home Federal Savings and Loan Association of Chicago
STREET 201 South State Street
Chicago, Illinois 60604
CITY This instrument was prepared by Sheldon Baskin 73 West Monroe Chicago, Illinois 60603
OR
RECORDER'S OFFICE BOX NUMBER 26

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
JAMES A. SHAW and LYNNE A. SHAW
32 McCarthy Park Forest, Illinois 60466
SEND SUBSEQUENT TAX BILLS TO Unit 103-2
(NAME)
(ADDRESS)

UNOFFICIAL COPY

EXHIBIT A

TWIN ARBOR

Unit 103-2

as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22316815, of Block 4 (excepting therefrom Outlot B); Block 5 (excepting therefrom Outlot C); Block 6; Block 1 (excepting therefrom the North 472 feet); that part of Block 2 lying South of a line described as follows: Beginning at a point on the East line of Lester Street a distance of 110 feet North of the intersection of the North Line of McGarity Street and said East line; thence East 125 feet on a line normal to said East line of Lester Street; thence North 82° East 270.0 feet; thence North 59° 20' 04" East 138 feet to a point in the West line of Hemlock Street 70.02 feet North of the North line of McGarity Street as measured along said West line, all in the Subdivision of Area II a Subdivision of part of the Southeast Quarter and part of the Northeast Quarter of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, which Condominium Area Plat of Survey is recorded simultaneously with the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Twin Arbor in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22316814; together with the percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time.

Party of the first part also hereby grants to party of the second part, 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 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 is further subject to party wall and driveway rights and agreements; building line and use or occupancy conditions, restrictions and covenants of record and easements, including those established by one or more of the Plats of Subdivision recorded as Documents Nos. 18951796, 18951798 and 18962819; easements and agreements recorded as Documents Nos. 18517269, 14380516, 14552823, 17116696, 17116706, 17116695, 18387553, 19138405 and 19974674, and recorded public utility easements which do not underlie the existing improvements; general taxes for the current year and subsequent years, including permanently recurring special assessments and taxes not due at the date hereof, and general taxes for the prior year; rights of the public, the State of Illinois and the Village of Park Forest in and to that part of the land taken or used for road purposes; acts done or suffered by, and judgments against, party of the second part or any person or persons claiming by, through or under him; title defects disclosed by Title Papers for which a title insurance company shall issue owner's title insurance at party of the first part's expense; and zoning and other local ordinances, and state and federal regulations, if any, which do not prohibit the use of the premises for residential purposes.

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END OF RECORDED DOCUMENT