

UNOFFICIAL COPY



TRUSTEE'S DEED
JOINT TENANCY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Nov 27 9 00 AM '74

22 903 885

William A. Olson
RECORDER OF DEEDS

*22903885

Form 324 R 6-73

2916201

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 25th day of October, 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 1st day of November, 1972, and known as Trust Number 61500, party of the first part, and NICHOLAS SPINO AND EDITH SPINO, HIS WIFE AND

TERENCE P. CECCHI, A MARRIED MAN 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 Ten and no/100 (\$10.00) dollars, and other good and valuable considerations, hereof 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, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED AS EXHIBIT "A"

THIS INSTRUMENT WAS PREPARED BY:
PHYLLIS BULOZZO
117 W. Washington Street
Chicago, Illinois 60602

Together with the tenements and appurtenances thereto 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 accepted, paid for and in the event of the death and authority granted to and vested in said trustee in 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 lien of every trust deed in mortgage of any type or kind recorded in said county given to secure the payment of money, and terms and conditions of the date of the delivery hereof.

We, the undersigned, and party of the first part has caused its corporate seal to be hereunto affixed, and has caused same to be signed to the foregoing by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



CHICAGO TITLE AND TRUST COMPANY As Trustee as of record,

By *William A. Olson* Assistant Vice President

Attest *Phyllis Bulozzo* Assistant Secretary

STATE OF ILLINOIS,)
COUNTY OF COOK)



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 subscribed in 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 execution 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

NOV 1 1974

Date

Dorothy Jones Notary Public

DELIVERY INSTRUCTIONS
NAME Mr. & Mrs. Nicholas Spino And
STREET Mr. Terence P. Cecchi
9403 Bay Colony Drive
CITY Des Plaines, Illinois 60016
OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

9403 Bay Colony Drive
Des Plaines, Illinois

SEND SUBSEQUENT TAX BILLS TO:

(NAME) BOX 533
(ADDRESS)

COOK C. 100, 915

22 903 885

PD 10351

1001-874

DEPT OF

REVENUE

25.00

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

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Recorder's Office

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EXHIBIT "A"

Unit 388 as delineated on survey of parts of the South half of the Northeast Quarter of the Northeast Quarter of Section 16, and parts of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 15, all in the Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by CHICAGO TITLE AND TRUST COMPANY, as Trustee under TRUST NO. 61500 Recorded in the Office of The Recorder of Deeds as Document No. 22400645 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 Amendments to the Declaration as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amendments to the Declaration are filed of record, in the percentages set forth in such Amendments to the Declaration, which percentages shall automatically be deemed to be conveyed affective on the recording of each such Amendment to the Declaration as though conveyed hereby.

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 Amendments to the Declaration 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 Amendment to the Declaration recorded pursuant thereto.

Grantor also hereby grants to the Grantee, his successors and assigns, as an easement appurtenant to the premises conveyed, a perpetual easement for ingress and egress over, along, and across the North 33.0 feet (as measured for right angles) except the East 33.0 feet thereof, and the East 33.0 feet (measured at right angles) of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 15, Township 41 North, Range 12 East of the Third Principal Meridian, and over, along and across the North 33.0 feet of the South half of the Northeast Quarter of the Northeast Quarter of Section 16, Township 41 North, Range 12 East of the Third Principal Meridian (except that part thereof lying West of the Easterly line of the Illinois Toll Highway right-of-way; also except a strip of land 33.0 feet wide (measured at right angles) in the South half of the Northeast Quarter of the Northeast Quarter of said Section 16 lying East of and adjoining the Easterly line of the Illinois Toll Highway right-of-way) all in Cook County, Illinois. This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations of said Declaration the same as though the provisions contained in said Declaration were recited and stipulated at length herein.

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 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.

22 503 195

END OF RECORDED DOCUMENT