

# UNOFFICIAL COPY

NOV 26 1974  
 63-52-263E  
 TRUSTEE'S DEED COOK COUNTY ILLINOIS  
 22 913 270  
 \*22918270  
 Form 103-4 Rev. 4-71  
 The above space for recorder's use only

THIS INDENTURE, made this 18th day of November, 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 27th day of July, 1971, and known as Trust Number 75951 party of the first part, and Arthur J. Kruse and Edna Kruse, his wife

, 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 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:

See Exhibit "A" attached hereto and made a part hereof.

THIS INSTRUMENT PREPARED BY:

Jack E. Charron  
 Attorney at Law  
 39 S. LaSalle Street  
 Chicago, Illinois 60603

500

together with the covenants 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.

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 or Deeds in Trust and the provisions of said Trust Agreement of one mentioned, and of every other power and authority thereto enabling. This deed is made subject to the terms of all trust deeds and/or 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 \_\_\_\_\_ ASSISTANT SECRETARY



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 Corporation is personally 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 on this day in person and acknowledged that they signed and delivered the said instrument of 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 then 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 and the Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal \_\_\_\_\_ Date NOV 18 1974  
 Josephine M. Carlson  
 Notary Public

NAME Mr. and Mrs. Arthur Kruse  
 STREET 1717 Crystal Lane - Unit # 503  
 CITY Mt. Prospect, Illinois 60056

OR

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER 593

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1717 Crystal Lane, Unit 503  
 Mt. Prospect, Il., 60056

STATE OF ILLINOIS  
 DEPT. OF REVENUE  
 NOV 21 1974  
 31.00

22 913 270

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## Exhibit "A"

Unit No. 503 is delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of the northeasterly 170.00 feet of Lot 1 (as measured at right angles to the northeasterly line of said Lot 1) lying East of a line drawn at right angles to said northeasterly line of Lot 1 through a point on said northeasterly line 550.00 feet northwesterly of the northeasterly corner of said Lot 1 in Crystal Towers Condominium Development, being a Consolidation of Lot "A" and Out Lot "B" of Tally Ho Apartments, a development of part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by American National Bank & Trust Co. of Chicago, as Trustee under a certain Trust Agreement dated July 27, 1971 and known as Trust No. 75904 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 22520958.

together with an undivided 1.11 % interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium and survey).

Grantor furthermore expressly grants to the parties of the second part, 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 the rights and easements set forth in other Declarations of Condominium Ownership whether heretofore or hereafter recorded affecting other premises in Lot 1, in Crystal Towers Condominium Development aforesaid, including, but not limited to, the easements for ingress and egress set forth therein.

This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

END OF RECORDED DOCUMENT