

# UNOFFICIAL COPY

64314 (1)  
TRUSTEE'S DEED

DEC 30 AM 11 32 22 950 281

DEC 30 1974 923622 • 22950281 • A --- Rec 5.10

**UNIT 1**

Form 13 Short-Term Joint Tenancy

The above space for recorders use only

500 MAIL

THIS INDENTURE, made this 5th day of November, 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 Charles J. Schmitt and Mary E. Schmitt, his wife, of 11231 South Cottonwood Drive, Palos Hills, Illinois, parties of the second part, as joint tenants, in consideration of the sum of Ten and no/100ths..... dollars, and other good and valuable consideration 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, situated in Cook County, Illinois, to-wit:

RIDER TO DEED DATED - November 5, 1974

PARCEL 1

Unit Number 32-C, together with a perpetual and exclusive use of parking space and storage area designated as 32-C-GS, as delineated on a Survey of a parcel of real property located in Section 13, Township 37 North, Range 12, East of the Third Principal Meridian, as more fully described and shown on the Plat attached as Exhibit "A" to the Declaration establishing a plan of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22,647,270 on March 7, 1974, as amended by Document Number 22,735,943, recorded on June 3, 1974 in the Office of the Recorder of Deeds of Cook County, Illinois, and as amended by Document Number 22897894, recorded on November 4, 1974, in the Office of the Recorder of Deeds of Cook County, Illinois, together with a percent of 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.

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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.

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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.

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Property of Cook County Clerk's Office

SEE OTHER ATTACHED HERETO AND MADE A PART HEREOF

Together with the tenements and appurtenances thereto belonging. TO HAVE AND TO HOLD the same unto said parties of the second part for, not in tenancy in common, but in joint tenancy.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE DEC 27 1974 RB 10761

8 16 6 9 0 3000

This deed is hereby returned to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every mortgage or lien (if any there be) of record in said county given to secure the payment of money, and remaining unrelaxed at the date of the making hereof.

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

THE UNION NATIONAL BANK OF CHICAGO AS TRUSTEE AS ABOVE SAID By [Signature] SR VICE-PRESIDENT Attest [Signature] 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 Wm. A. J. Schwartz, SR. 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 5th day of November 1974. Audrey Tancos Notary Public

DESLIVER OR INSTRUCTIONS NAME STREET CITY EVERGREEN PARK, ILLINOIS 60642 RECORDER'S OFFICE BOX NUMBER 32742

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

This instrument was prepared by J. R. BROWN UNION NATIONAL BANK OF CHICAGO 11103 S. MICHIGAN AVE. CHICAGO, ILLINOIS 60623

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