

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Richard R. Chen
RECORDER OF DEEDS

MAY 31 1973 2 24 PM

22 344 609

22344609

Form 188-B Rev. 8-69

Individual

The above space for recorder use only

THIS INDENTURE, made this 28th day of April, 1973, 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 21st day of December, 1964, and known as Trust Number 21073, party of the first part, and BETTE A. GROUSE, A SPINSTER

300 PARK AVENUE, CALUMET CITY, ILLINOIS party 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 by hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

LEGAL DESCRIPTION - SEE RIDER ATTACHED

500

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 use, benefit and behoof, forever, of said party of the second part.

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 above mentioned, and of every other power and authority thereto enclosing. This deed is made subject to the liens of all trust deeds and 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, this day and year first above written.

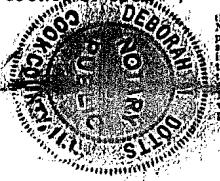
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, agent and not personally.



By *[Signature]* VICE PRESIDENT

Attest *[Signature]* 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 Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, 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 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, in and through the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Deborah M. Datto

Date 5-8-73

Notary Public

DELIVER TO

THE FIRST NATIONAL BANK OF CHICAGO
ONE FIRST NATIONAL PLAZA
CHICAGO, ILLINOIS 60670 B.V. E

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

GRANTEE:
UNIT PH42 - 300 PARK AVENUE
CALUMET CITY, ILLINOIS 60409

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

BOX 305

Rev 39469-U LL

486-3
p2-16-2604M

This space for affixing taxes and revenue stamps

27

22 344 609

UNOFFICIAL COPY

RIDER TO DEED
FOR
THE PARK OF RIVER OAKS CONDOMINIUM NO. 1 B

Unit PH 42 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 3 and that part of Lot 2 in River Oaks West Unit 1, being a Subdivision of part of the Northwest Quarter of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest Quarter of Section 24, Township 36 North, Range 14, East of the Third Principal Meridian lying above a horizontal plane drawn at an elevation of 609.13 (U.S.G.S. Datum referenced to a bench mark being the brass plug at centerline of intersection of 159th Street and Paxton Avenue - Elevation = 601.02) bounded and described as follows: Commencing in the Southwest corner of said Lot 2; thence North 18°15'08" West 29 feet along the West line of said Lot 2; thence North 71°44'52" East 34.37 feet; thence South 18°15'08" East 29 feet to the South line of said Lot 2; thence South 71°44'52" West 34.37 feet; to the place of beginning, all in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 21073, recorded in the office of the recorder of Deeds of Cook County, Illinois as Document No. 21857542 as amended, together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Declaration of Condominium Ownership, as amended, in the Declarations recorded as Document Nos. 21712318 and 21712320 and as shown on the Plat recorded as Document No. 21704184. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declarations, and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them and the parties hereto for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 72 and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length therein; all other easements, covenants, conditions and restrictions and reservations of record, building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois. *MD*

62-16-264 M

22 344 659

END OF RECORDED DOCUMENT