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UNIT DEED

THIS INDENTURE made this 16th day of June, 1973, by and between PARKWAY BANK & TRUST COMPANY, an Illinois Corporation, not individually but solely as Trustee under Trust Agreement dated April 15, 1970 and known as Trust Number 1269, whose principal place of business and post office address is 4777 North Harlem, Harwood Heights, Illinois 60656, hereinafter referred to as the "Grantor," and JOYCE C. TOMAN, DIVORCED AND NOT SINCE REMARRIED, whose residence and post office address is

_____, hereinafter referred to as the "Grantee(s),"

WITNESSETH:

The Grantor, in consideration of the sum of \$10 and other good and valuable consideration to it paid, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee(s), JOYCE C. TOMAN, DIVORCED AND NOT SINCE REMARRIED, absolutely and in fee simple, the property described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with the right of ingress to and egress from said property and the right to use, for all proper purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements.

SUBJECT, HOWEVER, to the following: The reservations, restrictions on use and all covenants and obligations set forth in the declaration dated February 4, 1972, and filed with the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 21827476 and as set forth in the By-Laws of the Association of Owners attached thereto and as it may be amended from time to time, said By-Laws to be filed with the Board of Directors of said Association, all of which restrictions, payments of charges and all other covenants, agreements, obligations, conditions, and provisions are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the Grantee(s) and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

And the reversions, remainders, rents, issues, and profits thereof, and all of the estate, right, title and interest of the Grantor both at law and in equity therein and thereto.

TO HAVE AND TO HOLD the same _____

together with all improvements, tenements, rights, easements, privileges, and appurtenances, thereunto belonging or anywise appertaining or held and enjoyed therewith unto the Grantee(s) and his, their, or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be, subject as aforesaid, forever.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECORDS
COOK COUNTY
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UNOFFICIAL COPY

AND GRANTOR hereby, for itself and its successors and assigns; covenants and agrees with the Grantee(s) as hereinabove described, that the Grantor is lawfully seized in fee simple of the property herein conveyed; that it has good right to sell and convey the same in the manner set forth herein; that said property conveyed is free and clear of all encumbrances, except as may be noted herein; and the Grantor, its successors and assigns shall warrant and defend the same unto the Grantee(s), as hereinabove described, forever, against the lawful claims and demands of all persons, except as aforesaid.

And the Grantee(s) in consideration of the foregoing conveyance hereby covenant and agree with the Grantor that the Grantee(s) assume and agree to pay the pro rata share in the same proportion as the undivided interest conveyed herein of the balance due under the above described assessment as and when the principal and interest fall due and will save the Grantor, its successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from or in connection with said assessment.

IN WITNESS WHEREOF, the Grantor and the Grantee(s) have caused this indenture to be executed the day and year first above written.

PARKWAY BANK & TRUST COMPANY, an Illinois Corporation, not individually but solely as Trustee under Trust Agreement dated April 15, 1970, and known as Trust Number 1269, by Louis J. Humber Trust Officer



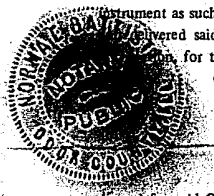
Jack A. Voss
Assistant Vice President

(GRANTOR)

(GRANTEE)

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)
I, _____
) the undersigned,

A Notary Public in and for said County and State aforesaid do hereby certify that Robert J. Hinke Trust Officer and Jack A. Voss, Assistant Vice President, ~~President and Vice President~~ of PARKWAY BANK & TRUST COMPANY, as Trustee as aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such offers, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said _____ for the uses and purposes therein set forth.



GIVEN under my hand and Notarial seal this 5th day of July, 1972

Norman J. Potholke
Notary Public

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person; and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal; this _____ day of _____, 19____
COOK COUNTY, ILLINOIS
FILED FOR RECORD. Norman J. Potholke
Notary Public



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EXHIBIT A

This exhibit attached to and made a part of a certain unit deed dated the 16th day of June, 19 73, between PARKWAY BANK & TRUST COMPANY, an Illinois Corporation, not individually but solely as Trustee under Trust Agreement dated April 15, 1970 and known as Trust Number 1269, as Grantor, and JOYCE C. TOMAN, DIVORCED AND NOT SINCE REMARRIED as Grantee(s):

Those certain premises comprising a portion of the project known as Talcott House Condominium, situate at 2300 Talcott Road, Park Ridge, Illinois, said project having been established as a horizontal property regime by Declaration and By-Laws dated February 4, 1972 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 21827476 under and pursuant to the provisions of the Condominium Property Act, Illinois Revised Statutes, 1967, Chapter 30, Section 301 et seq, the premises hereby conveyed being more particularly described as unit number 1E1 as delineated on plat of survey of the following described parcel of real estate:

Lot 2 (except the North 25 feet thereof and except the West 85 feet thereof, and except the East 33 feet thereof and except that part of aforesaid Lot 2 described as follows: Beginning at the intersection of the West line of the East 33 feet of Lot 2 (measured at right angles to the East line thereof) with northeasterly line of said perpetual easement (Talcott Road) as per plat recorded 12/15/1931 as document 11019056, thence northwesterly along the northeasterly line of said perpetual easement (Talcott Road) a distance of thirty-seven (37) feet, thence northeasterly along a straight line to a point on said west line of east 33 feet of Lot 2, 37 feet north of the point of beginning, thence southerly along said West line of the East 33 feet of Lot 2 a distance of 37.0 feet to the point of beginning) in Owner's Partition of Lots 30 to 33 in County Clerk's Division of the NW¼ of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as Trustee recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 21827476, together with an undivided 4.470 % interest in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

Grantor also hereby grants to Grantee(s), her successors and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property and specifically grants a perpetual easement for parking purposes in and to parking stall numbered 2, 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.

This Unit Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

*as amended by First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants as recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 9, 1972 as Document Number 21933471,

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END OF RECORDED DOCUMENT