

UNOFFICIAL COPY

TRUSTEE'S DEED

1976 FEB 25 PM 1 33

23 400 210

COOK COUNTY

FEB 26 1976 • 23400210 • A — Rec

10.15

Form 11 Stewart-Weaver Co., Chicago

The space above for recorder use only

15099 Unit 2 12-18-72

THIS INDENTURE, made this 24th day of December, 1975, 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 Frances McCants, of 1126 South Cottonwood Drive, Palos Hills, Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/00ths ----- DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 1

Unit Number 11 C, together with a perpetual and exclusive use of parking space and storage area designated as 11 C-93, as delineated on a Survey of a parcel of real property located in Section 23, 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, as amended by Document Number 22,897,394, recorded on November 4, 1974, and as amended by Document Number 23,003,640, recorded on February 21, 1975, and as amended by Document Number 23,169,040 recorded on July 30, 1975 and as amended by Document Number 23,335,404 recorded on December 24, 1975, in the Office of the Recorder of Deeds of Cook County, Illinois, together with an undivided .3818 % in said parcel (excepting from said parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration and Survey).

23 400 210

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.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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.

Subject to conditions, restrictions and covenants of record, if any.



Witness my hand and seal of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to this instrument in the presence of its trustee and attested by its trust officer, the day and year first above written.

By Wendell A. Wegner VICE-PRESIDENT
Attest [Signature] TRUST OFFICER

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Wanda Kadzielawski
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that
Wendell A. Wegner Vice President of the UNION
NATIONAL BANK OF CHICAGO, and J. R. Brown



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 aforesaid, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of December
Wanda Kadzielawski
Notary Public

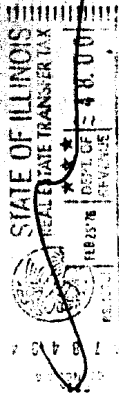
DELIVERY INSTRUCTIONS
32742

BANK OF HICKORY HILLS
7800 W. 95th STREET
HICKORY HILLS, ILL. 60457

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1126 S. Cottonwood Dr.
Palos Hills Ill.

This instrument was prepared by
J. R. BROWN
UNION NATIONAL BANK OF CHICAGO
1410 S. WABASH AVE.
CHICAGO, ILLINOIS 60603



2340210

END OF RECORDED DOCUMENT