

UNOFFICIAL COPY

JAC:es

23 418 281

This Indenture, Made this 2nd day of February A. D. 19 76,

between LA SALLE NATIONAL BANK, a national banking association, 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 11th day of July, 19 72, and known as Trust Number 44398, party of the first part, and THOMAS M. BRYANT and SUSAN L. BRYANT, his wife, parties of the second part. (Address of Grantee(s)) 1625 Waterford Lane, Palatine, Illinois 60067

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WITNESSETH, that said party of the first part, in consideration of the sum of _____ and no/100-----Dollars (\$ 10.00), and other good and valuable considerations 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:

Stamp: 11.00

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

COOK CO. NO. 916

Unit No. 3-44 in THE GROVES OF HIDDEN CREEK CONDOMINIUM I as delineated on a survey of a part of the Southeast quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit E to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for The Groves of Hidden Creek Condominium I ("Declaration") made by La Salle National Bank, as Trustee under Trust No. 44398, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 22827823 ; together with its undivided percentage interest in the Common Elements as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record pursuant to the 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.

This deed is given on the conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of the Declaration and any Amended Declarations recorded pursuant thereto, and right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

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Grantor also hereby grants to Grantee, its 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 Declaration, and in the Declaration of Easements, Restrictions and Covenants for The Groves of Hidden Creek Community Association ("Homeowner's Declaration") recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22827822 ; as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Homeowner's Declaration for the benefit of the remaining property described therein.

Grantor also grants to Grantee, its successors and assigns, an easement for access, ingress and egress over an area marked or identified as "66 ft Easement for ingress, egress, public utilities, including sewer, water and gas" on Exhibit E to the Declaration.

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

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
46.50

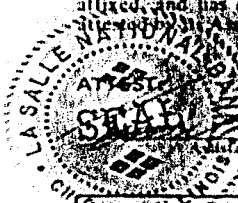
together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index No. 02-01-40-004-0000

TO HAVE AND TO HOLD the same unto said parties of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said parties of the second part forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and Assistant Secretary, the day and year first above written.



James A. Clark
Assistant Secretary

LaSalle National Bank

as Trustee as aforesaid,
[Signature]
Assistant Vice President

This instrument was prepared by:
James A. Clark

LaSalle National Bank
Real Estate Trust Department
135 S. La Salle Street
Chicago, Illinois 60690

23 418 281

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, Eileen Steffek a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that James A. Clark

Assistant Vice President of LA SALLE NATIONAL BANK, and Kenneth Marks
Assistant Secretary thereof, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary
respectively, appeared before me this day in person and acknowledged that they signed and delivered
said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for
the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge
that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said
instrument, as his own free and voluntary act, and as the free and voluntary act of said Bank for the
uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal this 26th day of February A. D. 19 76.

Eileen Steffek
NOTARY PUBLIC

My commission expires 1/13/80.

COOK COUNTY
FILED

MAR 16 1 49 PM '76

*23418281

BOX 533

Box No.

TRUSTEE'S DEED
(IN JOINT TENANCY)

ADDRESS OF PROPERTY

LaSalle National Bank

TRUSTEE
TO

John Academy
211 N. Thomas M. Bryant
1625 Westford Ave
Palatine, Illinois 60067

LaSalle National Bank

135 South La Salle Street
CHICAGO, ILLINOIS 60690

8328 CP (11-74)

END OF RECORDED DOCUMENT