

UNOFFICIAL COPY

This Indenture,

23 426 944

Made this 4th day of February 1976

between CITIZENS BANK & TRUST COMPANY, Park Ridge, Illinois, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to CITIZENS BANK & TRUST COMPANY in pursuance of a trust agreement dated the 3rd day of June, 1974, and known as Trust Number 66-240 (party of the first part, and

Wayne H. Featherstone and Martha Parsons, His wife to be

9824 E. Bianco Terrace

Des Plaines, Illinois

of

party of the second part.

Witnesseth, That said party of the first part in consideration of the sum of Ten and no/100-----

Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 215 as delineated on survey of a part of the East 8 acres of the West half of the Southeast quarter of the Southwest quarter of Section 10, Township 41 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by First Arlington National Bank of Arlington Heights, Illinois, as Trustee under Trust No. A-227, recorded in the Office of the Recorder of Deeds of Cook County, on May 31, 1972 as Document No. 21920224; as amended from time to time; together with a percentage of the 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.

This Deed is conveyed on the conditional limitation that the percentage 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 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 shifting of the common elements pursuant to said declaration 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.

Grantor grants to the Grantee, his successors and assigns, as easement appurtenant to the above described real estate the easements set forth in the declaration and grant of easements dated April 23, 1972 and recorded May 8, 1972 as Document 1892967 and Grantor makes this conveyance subject to the easements hereby reserved for the benefit of adjoining parcels, which is incorporated herein by reference thereto for the benefit of the real estate above described and adjoining parcels.

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(See rider attached)

Unit 215

RECORDS SECTION
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together with the tenements and appurtenances thereunto belonging.
To Have and to Hold the same unto said party of the second part forever not in tenancy in common but in joint tenancy.

subject to all General Taxes and Special Assessments of record, whether current, forfeited, paid or otherwise, and zoning and building ordinances.

This deed is executed pursuant to and in the exercise of the power and authority granted to 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. Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its own individual capacity, and any individual liability on its part is hereby waived and released by the parties of the second part, their heirs, legal representatives, successors and assigns.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county remaining unreleased as of 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 Vice-President and attested by its Assistant Secretary the day and year first above written.

CITIZENS BANK & TRUST COMPANY

By *[Signature]* Vice-President

Attest: *[Signature]* Assistant Secretary

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State of Illinois,
COUNTY OF COOK

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Catherine Talano

A Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Paul T. Pavelski

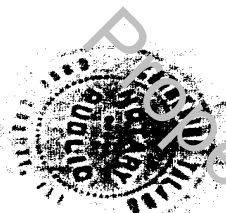
Asst. Vice-President of the CITIZENS BANK & TRUST COMPANY, Park Ridge, Illinois, an Illinois banking corporation, and Stephen M. Totton

Assistant Secretary of said Bank, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the 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 18th day of March 19 76

Catherine Talano

Notary Public



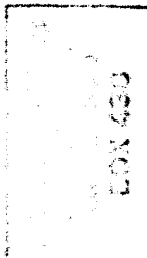
COOK
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DEED

CITIZENS BANK & TRUST COMPANY
As Trustee under Trust Agreement



COOK COUNTY
344 CO. CL.

CITIZENS BANK & TRUST COMPANY
PARK RIDGE, ILLINOIS

END OF RECORDED DOCUMENT