

UNOFFICIAL COPY

mt:lp

23 460 929

This Indenture, Made this 18th day of February A.D. 19 76 between NATIONAL BOULEVARD 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 25th day of June 19 73 and known as Trust Number 4813 party of the first part, and BEATRICE L. SMART

part y of the second part.

(Address of Grantee(s): 1820 Surrey Park Lane, Arlington Heights, Il.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & no/100-----Dollars, (\$10.00-----) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said part y of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED RIDER.

11.00

Rider attached to and made a part of trustee's deed from National Boulevard Bank of Chicago as trustee under trust 4813 dated February 18, 1976 to: Beatrice L. Smart, grantee.

Unit 1820-2-B as delineated on plat of survey of all or portions of one or more lots in Surrey Park Planned Development, a subdivision in Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit D to Declaration of Condominium made by National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated June 25, 1973 and known as Trust No. 4813, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22889749; 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 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.

Grantor also hereby grants to Beatrice L. Smart her heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration and Declaration of Covenants and Restrictions and Plan for Condominium Ownership for Surrey Park Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22889749 ("Master Declaration"), and the Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration and Master Declaration for the benefit of the remaining property described therein.

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

23 460 929

Office

28-08-401-044 64 401746

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Property of Cook County Clerk

PREPARED BY M. Tillin
NATIONAL BOULEVARD BANK OF CHICAGO
410-400 N. MICHIGAN
CHICAGO, ILLINOIS 60611
TRUST DEPARTMENT

Permanent Real Estate Index No. _____
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

- SUBJECT TO:
1. general real estate taxes for 1975 and subsequent years.
 2. public utility easements.
 3. easements, covenants and restrictions of record.
 4. applicable zoning or building laws or ordinances.
 5. lease by and between National Boulevard Bank of Chicago as trustee under trust agreement dated 10-15-74 and known as trust 5238, and Surrey Park Octominiums Homeowners Association.

148565

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
2.50

4250

23 469 921

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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the 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 attested by its Assistant Trust Officer, the day and year first above written.



Assistant Trust Officer

NATIONAL BOULEVARD BANK OF CHICAGO

as Trustee as aforesaid,

By _____ Assistant Vice-President

Form 521-B

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STATE OF ILLINOIS,
COUNTY OF COOK,

} ss:

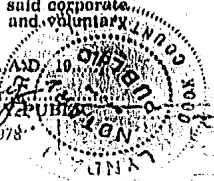
I, LYNDA J. PARRY a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that JAMES M. QUINN

Assistant Vice-President of NATIONAL BOULEVARD BANK OF CHICAGO, and M. TILLEN
Assistant Trust Officer thereof, personally known to me to be the same persons whose names are sub-
scribed to the foregoing instrument as such Assistant Vice-President and Assistant 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, for the uses and purposes therein set forth; and the said Assistant Trust Officer 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 15th day of APRIL, 1976

Lynda J. Parry
NOTARY PUBLIC
My Commission Expires March 28, 1978



COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD
APR 23 1976 12 56 PM

William R. Allen
RECORDED FOR FEES
*23460929

Box No.
Trustee's Deed

After recording mail to:
Box 425
Beatrice Smart
1820 W. Sursey Park Lane
Arlington Heights, IL 60005

38860-3 Smart CPD

END OF RECORDED DOCUMENT