

UNOFFICIAL COPY

JAC:es

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23 502 331

A. D. 19 76 between

THIS INDENTURE, Made this 21st day of

Mayn

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 28th day of August 19 75, and known as Trust

Number 49409, party of the first part, and SHELDON B. KESSLER

party of the second part.

(Address of Grantee(s): 925 Spring Hill Drive Apt. 203 Northbrook, Illinois 60062

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WITNESSETH, that said party of the first part, in consideration of the sum of

Ten and no/100-----Dollars. (\$ 10.00) 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:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

Unit 203 in Pheasant Creek Condominium Number 1, as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

Part of parts of the following described tract of land: Lots A and B in White Plains Unit 7, being a subdivision in Section 8, Township 42 North, Range 12 East of the Third Principal Meridian, and also the 2 acres conveyed to Frederick Walter by Warranty Deed recorded December 4, 1849 as Document Number 24234, being the east 20 rods of the north 16 rods of the west 1/2 of the northeast 1/4 of said Section 8, and also the 1 acre conveyed to the church by Warranty Deed recorded April 30, 1851 as Document 29581, which survey is attached as Exhibit B to Declaration of Condominium made by Chicago Title and Trust Company as Trustee under Trust No. 40920 recorded as Document 22648910, 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, 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 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 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 pursuant thereto.

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, and the Declaration of Covenants, Conditions and Restrictions made by the party of the first part and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 22648909 and party of the first part 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.

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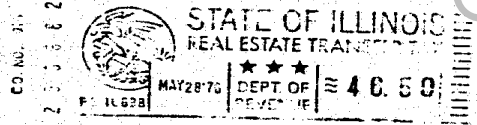
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Property of Cook County Clerk's Office

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: All rights, easements, restriction, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.



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 Secretary, the day and year first above written.



LaSalle National Bank

as Trustee as aforesaid.

By *[Signature]* Assistant Vice President

[Signature] Assistant Secretary

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<p>This instrument was prepared by:</p> <p><u>James A. Clark</u></p>	<p>La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690</p>
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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 H. Kegel

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 21st day of May A. D. 1979.



Eileen Steffek
NOTARY PUBLIC

My commission expires 1/13/80.

COOK COUNTY, ILL. DEPT. OF RECORDS
FILED FOR RECORD

MAY 28 12 52 PM '79

William A. ...

#23002331

Box No.

TRUSTEE'S DEED

Address of Property
.....
.....

LaSalle National Bank
TRUSTEE

TO

Handwritten:
Mickels
Howard Kaplan
105 W. Madison
21st Floor
Chicago, Illinois

LaSalle National Bank

135 South La Salle Street
CHICAGO, ILLINOIS 60690

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