

# UNOFFICIAL COPY

23 524 176

This Indenture Witnesseth, That the Grantor Frances McCants, a widow  
8220 West Mulberry Ct., Palos Hills

of the County of Cook and State of Illinois for and in consideration  
of Ten and no/100 Dollars,  
and other good and valuable considerations in hand paid, Convey S and Warrant S unto the FIRST  
NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the  
laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement  
dated the 17th day of May 1976, known as Trust Number 3880  
the following described real estate in the County of Cook and State of Illinois, to-wit:

11 00

PARCEL 1  
Unit Number 7 D, together with a perpetual and exclusive  
use of parking space and storage area designated as 7 D- GS,  
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 Docu-  
ment Number 22,897,894, 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 .3030 %  
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).

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 incor-  
porated 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 restric-  
tion 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.

75084

75084 Unit 7  
of 282 all

23 524 176

DI 422 05

Property of Cook County

Legal Description attached and made part hereto

Exempt under provisions of Paragraph E, Section 4,  
Estate Transfer Tax Act.

6/16/76 Date  
Marvin Silverman Buyer, Seller or Representative

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell or grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and the contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or with "limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 17th day of May 1976

(SEAL) Francis McCants (SEAL)  
Francis McCants (SEAL)

This instrument prepared by: Marvin Silverman  
8220 West Mulberry Ct.,  
Palos Hills, Illinois

No. Taxable consideration

23 524 176

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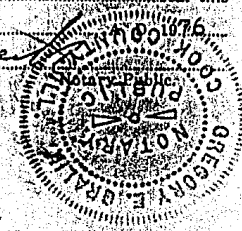
STATE OF Illinois }  
COUNTY OF Cook } ss. I Gregory E. Gralik

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frances Mc Cants, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 17th day of May 1976

*Gregory E. Gralik*



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUN 17 12 54 PM '76

*William H. Linn*  
RECORDED BY

\*23524176

Warrant in Trust  
WARRANT DEED

TO  
FIRST NATIONAL BANK OF  
EVERGREEN PARK  
3101 WEST 95TH STREET  
EVERGREEN PARK, ILL.  
TRUSTEE

Box 15

END OF RECORDED DOCUMENT