

4-61-127

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W 64-127-109

TRUSTEE'S DEED

The above space for recorders use only

THIS INDENTURE, made this 27th day of May, 1976, between BEVERLY BANK, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 9th day of July, 1971, and known as Trust No. 8-3046 party of the first part, and EGBERT W. LEWIS and MARY D. LEWIS, his wife 14800 S. Michigan, Dolton, Il.

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 --Ten and no/100-- dollars, 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: See Rider Attached Hereto:

11.00

Unit G-307 and G-13 & G-14, as delineated on Plat of Survey of certain portions of Lot 1 in Homewood Lakewood, being a subdivision of that part of the North 820.77 feet of the South 1240.50 feet of the West 590.00 feet of the East 885.90 feet of the South East Quarter (1/4) of Section 32 Township 36 North, Range 14, East of the Third Principal Meridian, lying Southerly of the Southerly right-of-way line of the Illinois Central Railroad, and lying West of the West line of Halsted Street Subdivision, all in Cook County, Illinois; which Plat of Survey is attached as Exhibit "AA" to Declaration of Condominium Ownership made by Beverly Bank, as Trustee under Trust Agreement dated July 9, 1971 and known as Trust No. 8-3046, which said Declaration of Condominium Ownership was recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22332382; 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 Declaration 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 given 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.

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 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.

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

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29-32-406-042-1104/1143/1143

Together with the tenements and appurtenances thereunto belonging, 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 their heirs, assigns, executors, administrators, and assigns forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said deed of Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; holding liquor, building liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and all other liens and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its Assistant Trust Officer to execute and attest to these presents by its Trust Officer, the day and date first above written.

BEVERLY BANK, as Trustee as aforesaid
By Sylvia R. Miller TRUST OFFICER
Attest: Dorothy M. Fleischmann ASST TRUST OFFICER

STATE OF ILLINOIS }
COUNTY OF COOK } SS. I, Patricia A. Ralphson
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Sylvia R. Miller, Trust Officer
XXXXXXXXXXXXXXXXXXXX of BEVERLY BANK, and
Dorothy M. Fleischmann
Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer 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 said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer's 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 28th day of May 1976
Patricia A. Ralphson
Notary Public

DEED
L NAME
I V STREET
E R CITY
Y
RONALD BUIKEMA
16231 WAUSAU AVE
SOUTH HOLLAND, ILL
60473

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
820 Elder Rd.-Unit C-307
G-13 and G-14
Homewood, Il.

This instrument prepared by Sylvia R. Miller, Beverly Bank, 1357 W. 103rd St., Chicago, Il 60643

CO. NO. 016
13151
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
30.50

Document Number
23 580 350

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

AUG 2 10 45 AM '76

Richard J. ...
RECORDED

*23580350

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT