

# UNOFFICIAL COPY

MC:RC

23 597 199

This Indenture, Made this 24th day of June 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, 1973, and known as Trust Number 4813, party of  
the first part, and Henry R. Kraus and Cheryl R. Kraus, his wife

parties of the second part.

Address of Grantee(s): 1830 W. Surrey Park Lane, Arlington Heights, Ill. 60005.....

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 con-  
sideration, 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:

Rider attached to and made part of trustee's deed dated June 24, 1976 from National Boulevard  
Bank of Chicago as trustee under Trust No. 4813 to Henry R. Kraus and Cheryl R. Kraus, grantees

## LEGAL DESCRIPTION RIDER

Unit 1830-1B, 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 Condo-  
minium 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 percentages shall automatically  
change in accordance with Amended Declarations as same are filed  
of record pursuant to said Declaration, and together with addi-  
tional Common Elements as such Amended Declarations are filed  
of record, in the percentages set forth in such Amended Declara-  
tions, which percentages shall automatically be deemed to be con-  
veyed 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 Declara-  
tion 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 con-  
veyance 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.

R. Kraus

Grantor also hereby grants to Henry R. Kraus and Cheryl,  
heirs and assigns, as rights and easements appurte-  
nant 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 re-  
corded 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, restric-  
tions, conditions, covenants and reservations contained in the  
said Declaration and Master Declaration as though the same were  
recited and stipulated at length herein.

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Property of Cook County Clerk's Office

PREPARED BY: M. Tiller  
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 parties of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said parties of the second part forever.

- SUBJECT TO:
1. General Real Estate Taxes for 1976 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 October 15, 1974 and known as Trust 5238, and Surrey Park Octominiums Homeowners Association

4000

COOK CO. NO. 012  
15447

STATE OF ILLINOIS  
REAL ESTATE ANSWER TAX  
40.00

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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 of 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



*M. Tiller*  
Assistant Trust Officer

NATIONAL BOULEVARD BANK OF CHICAGO  
as Trustee as aforesaid.  
*[Signature]*  
Assistant Vice-President

# UNOFFICIAL COPY

STATE OF ILLINOIS, }  
COUNTY OF COOK, } ss:

Judith A. Klein

a Notary Public in and for said County,

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

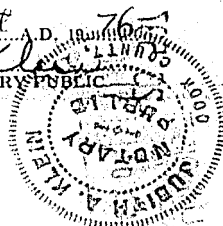
**M. Tillin**

Assistant Vice-President of NATIONAL BOULEVARD BANK OF CHICAGO, and ..... Assistant Trust Officer 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 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 5th day of August A.D. 1976

*Judith A. Klein*  
NOTARY PUBLIC

My Commission Expires June 27, 1977



*William H. Wilson*  
RECORDER OF DEEDS  
# 23597199

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
AUG 13 '76 1 46 PM

Box No. 246  
**Trustee's Deed**  
(IN JOINT TENANCY)

After recording mail to:

891 122 53

**END OF RECORDED DOCUMENT**