

604952416

23 713 620

TRUSTEE'S DEED

THIS INSTRUMENT, made this 29th day of SEPTEMBER, 1976, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement dated the 5th day of December, 1975, and known as Trust Number 38157, party of the first part, and RICHARD A. HEINZ AND DEBRA G. HEINZ, his wife parties of the second part.

03 04 300 014

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to wit:

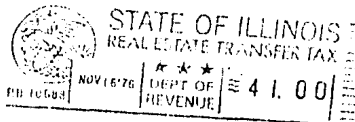
Unit 112 as delineated on a survey of a part of Lot "C" in Buffalo Grove Unit No. 7, being a Subdivision in Sections 4 and 5, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago as Trustee under Trust No. 38157, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23500200; 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 Declarations, and together with additional Common Elements as such Amended Declarations are filed of record, and 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 Declarations 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 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 the 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 Deed 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.

4/18



23 713 620

Box 150

# UNOFFICIAL COPY

64952146

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 or deeds in trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This Deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

This Document Prepared By:  
Ernest D. Simon  
180 North LaSalle Street  
Chicago, Illinois 60601

AMERICAN NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO, as Trustee  
as aforesaid, and not personally,

By: \_\_\_\_\_  
Vice President

By: \_\_\_\_\_  
Assistant Secretary

COOK COUNTY ILLINOIS  
NOTARY PUBLIC

Nov 16 3 02 PM '76

STATE OF ILLINOIS }  
COUNTY OF COOK } SS:

RECORDED OF DEEDS  
\*23713620

23 713 620

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named J. Michael Whelan Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such J. Michael Whelan Birgene Kirjan Vice President and Assistant Secretary 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for its uses and purposes set forth therein.

Given under my hand and Notary Seal,

10-15-76

\_\_\_\_\_  
Notary Public



D  
M  
L  
T  
V  
E  
R  
Y

For Information Only  
Insert Street Address of Above  
Described Property here

UNIT 112, 50 OLD OAD DR  
RIVERFLO GR, ILL

Recorder's Office Box Number 150

END OF RECORDED DOCUMENT