

UNOFFICIAL COPY

TRUSTEE'S DEED

The above space for recorders use only

THIS INDENTURE, made this 26th day of November, 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 CHARLES N. JOHNSON, A bachelor
215 East 140th Place Dolton, Illinois

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, the following described real estate, situated in Cook County, Illinois, to-wit:
See Attached Rider:

11.00

Unit P-407, 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.

23 768 962

65-06-124 M

65-06-124

23 768 962

UNOFFICIAL COPY

29-82-406-042-1056

Together with the tenements and appurtenances thereto belonging,
TO HAVE AND TO HOLD the same unto said parties of the second part,

and to the proper use, benefit and behoof 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 or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling, SUBJECT, 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; building liens; building, labor 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; encumbrances of record, if any; and debts 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 name to be signed to these presents by its Trust Officer, and attested by its Assistant Trust Officer, the day and year first above written.

BEVERLY BANK, as Trustee as aforesaid

By Sylvia R. Miller TRUST OFFICER
Attest Patricia Ralphson ASST TRUST OFFICER

STATE OF ILLINOIS }
COUNTY OF COOK } ss. I, The Undersigned,
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY,
THAT Sylvia R. Miller
Trust Officer ~~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 8th day of December, 1976
Patricia A. Ralphson
Notary Public

DE
L I
V I
E R
R Y

CHARLES N. JOHNSON
B-407 830 ELDER ROAD
HOMewood, ILL 60430

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
830 Elder Road
Homewood, Illinois Unit B-407

This instrument was prepared by Patricia Ralphson, Beverly Bank, 1357 W. 103rd St.

BOX 533

00

STATE OF ILLINOIS
REAL ESTATE TAXATION DIVISION
JAN-577 DEPT OF REVENUE
PE 10353
25 00

23 768 962

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 5 10 04 AM '77

Edw. R. Wilson

RECORDER OF DEEDS

*23768962

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT