

UNOFFICIAL COPY

23 774 860

TRUSTEE'S DEED

45.25

The above space for recorders use only

THIS INDENTURE, made this 18th day of SEPTEMBER, 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 1st day of April, 1974, and known as Trust No. 8-4730 party of the first part, and JAMES JAY MCGUIGAN, a bachelor and VALARIE ANN MINNICK, a spinster 9610 Mason Oak Lawn, 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, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached Rider:

Unit No. 1301-4 in the Pines of Oak Lawn Condominium as delineated on the survey of the following described parcel of real estate:

That part lying Southeasterly of the Southwest Highway of the North 788.00 feet of the West 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

which survey is attached as exhibit A to the Declaration of Condominium Ownership made by Beverly Bank as Trustee under Trust 8-4730 recorded in the office of the recorder of deeds of Cook County, Illinois as Document #23-288-823 together with percentage of 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 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 conveyed on the conditional Limitation that the percentage of ownership of the 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 filed 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 filed pursuant thereto.

Grantor also hereby grants to Grantee, its 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 Declaration made by Beverly Bank as trustee under Trust No. 8-4730, recorded in Cook County, Illinois, as Document No. 23-288-823, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described the

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.

64-97-704-H

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Together with the tenements and appurtenances thereto 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 forever of said party of the second part.

Subject to: Taxes 1925 and subsequent years, conditions and covenant of record and...
Repurchase...
grants...
his residence...
property by and right of said party...

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 taxes, taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party wall rights and party wall agreements; utility, zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and all rights and claims of parties in possession.

By 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.

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, The Undersigned,
Trust Officer THAT 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 26th day of October, 1976
Patricia A. Ralphson
Notary Public

DELIVER BY CITY

11:00

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
6610 Mason
Oak Lawn, Illinois Unit 1301-4

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

COOK CO. No. 016
23 6 4 3 6
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
33.50

23 774 860

050-008-80-42

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 10 2 00 PM '77

Sidney R. Wilson
RECORDER OF DEEDS
*23774860

Property of Cook County Clerk's Office

Book 1000

*5067-14
(H. G. Wilson)*

END OF RECORDED DOCUMENT