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This Indenture, made this 22 day of November, 1976

between CENTRAL NATIONAL BANK IN 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 9th day of April, 1974, and known as Trust Number 20534, party of the first part, and William D. Grove and Anne E. Grove, his wife as joint tenants with right of survivorship of Palatine, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 3340-1A1, together with a perpetual and exclusive easement in and to garage unit No. G3340-1A1, as delineated on a Survey of a parcel of land being a part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 10 and the Northeast Quarter of the Northwest Quarter of Section 25, Township 41 North, Range 10, East of the Third Principal Meridian (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee Under Trust Agreement dated April 9, 1974 and known as Trust Number 20534, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 22 925 344 and as set forth in the amendments thereto, together with a percentage of the common elements appurtenant to said Units as set forth in said Declaration in accordance with Amended Declaration, and together with additional common elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declaration which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declaration as though conveyed hereby.

Trustee also hereby grants to Grantee and Grantee's 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 set forth in the Declaration of Covenants, Conditions and Restrictions recorded as Document No. 22 925 344 and as set forth in amendments thereto, and Trustee reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein subject to: (1) the Condominium Property Act of the State of Illinois; (2) Declaration and Declaration of Covenants, Conditions and Restrictions, and the Plat of Survey filed with the Declaration, together with amendments thereto; (3) easements, covenants and restrictions; (4) Grantee's mortgage, if any; (5) acts done or suffered by Grantee; (6) special taxes or assessments for improvements not yet completed and (7) roads and highways, if any, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee to the proper use, benefit and behoof of said Grantee forever.

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. 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 lines; building, liquor and other restrictions of record, if any; party walls, 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 rights and claims of parties in possession

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Trust Officer the day and year first above written.

CENTRAL NATIONAL BANK IN CHICAGO,  
as Trustee as aforesaid, and not personally,

By [Signature] Vice-President

WITNESSETH [Signature] Assistant Trust Officer

10<sup>00</sup>

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# UNOFFICIAL COPY

ILLINOIS  
RECORD

FEB 16 12 49 PM '77

*Bruce N. Duff*  
NOTARY PUBLIC

\*23822132

COUNTY OF COOK } ss.  
STATE OF ILLINOIS }

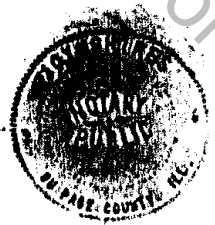
I, JOY SHIRES

a Notary Public in and for said County, in the State aforesaid, DO HEREBY

BRUCE N. DUFF

CERTIFY, that SALLIE J. VLOEDMAN  
Vice-President of CENTRAL NATIONAL BANK IN CHICAGO,

a national banking association, and SALLIE J. VLOEDMAN  
Assistant Cashier of said national banking association, personally known to me to  
be the same persons whose names are subscribed to the foregoing instrument as  
such Vice-President and Assistant Cashier, respectively, appeared before me this  
day in person and acknowledged that they signed and delivered the said instrument  
as their own free and voluntary acts, and as the free and voluntary act of said  
national banking association, as Trustee, for the uses and purposes therein set  
forth; and the said Assistant Cashier did also then and there acknowledge that  
he, as custodian of the corporate seal of said national banking association, did  
affix the said corporate seal of said national banking association to said instrument  
his own free and voluntary act, and as the free and voluntary act of said  
national banking association, as Trustee, for the uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal this 1st day  
of December, 1976

*Joy Shires*  
Notary Public.

My commission expires DECEMBER 11, 1977

Grantee's address:

Keith D. and Anne E. Grova  
220 Hawthorne Court  
Schaumburg, Illinois 60193

This instrument is prepared by:

Jeffrey S. Greenberger  
Sonnenschein, Carlin, Nath & Rosenthal  
69 West Washington Street  
Chicago, Illinois 60602

The above address is for  
statistical purposes only and  
is not a part of this Deed.

Send subsequent tax bills to:

Same as above

089253



40.50

DEED

CENTRAL NATIONAL BANK  
IN CHICAGO

At Trustee under Trust Agreement

TO

*Keith D. & Anne E. Grova  
Mrs. Keith Grova  
220 Hawthorne Ct.  
Schaumburg, Ill. 60193*

Central National Bank in Chicago  
120 SOUTH LA SALLE STREET  
CHICAGO, ILLINOIS  
60603

Form 507-028 (rev. 5/70)

END OF RECORDED DOCUMENT