

①

23 836 560

THIS INDENTURE, Made this 5th day of February, 1977,

between HERITAGE/STANDARD BANK AND TRUST COMPANY, a corporation of 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 4th day of March, 1975, and known as Trust Number 4197, party of the first part, and RAY EISENBERG and RHONDA EISENBERG, his wife,

as joint tenants and not as tenants in common, whose address is 1187 Candlenut, Palatine, Illinois

1100

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$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:

LEGAL DESCRIPTION ATTACHED

Unit B in Building 34 as delineated on the survey of Heritage Manor in Palatine Condominium of part of the North West 1/4 of Section 1, Township 42 North, Range 10 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 Buildings Systems Housing Corp., a Corporation of Ohio, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22165443, 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 Declarations 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 percentage 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 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 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 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.

2-27-77 703430-766

23 836 560
Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

02-01-102-006-65-16-891-Cont 2- E# 705

COOK
CO. NO. 0,6
2 4 1 6 2 4
PA. 10/83
MAR-27
DEPT. OF REVENUE
3 7 0 0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, not as tenants in common, but as joint tenants.

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 given to secure the payment of money, and remaining unreleased at the date of 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 Vice President and attested by its (Assistant) Secretary, the day and year first above written.

This instrument prepared by
NANCY RODIGHIERO
2400 West 95th Street
Evergreen Park, Illinois

HERITAGE STANDARD BANK AND TRUST COMPANY
As trustee as aforesaid:

J. C. Lademain
Vice President

Nancy Rodighiero
(Assistant) Secretary

23 836 560

BOX 533

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the afore-named (Assistant) Vice President and (Assistant) Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge, that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

February 1977

Given under my hand and Notarial Seal this 7th day of

James M. Dusek
Notary Public



COOK COUNTY, ILLINOIS
FILED FOR RECORD
MAR 2 1 02 PM '77

Sidney A. Wilson
RECORDER OF DEEDS
*23836560

DEED

HERITAGE/STANDARD BANK
AND TRUST COMPANY
As Trustee under Trust Agreement

TO

Allen R. Slatsky
Attorney
69 W. Washington St
Chicago Ill 60602

HERITAGE STANDARD BANK
AND TRUST COMPANY
2400 West 95th St., Evergreen Park, Ill. 60542

4-208-74