

UNOFFICIAL COPY

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This Indenture, Made this 4th day of February A. D. 1977

between LA SALLE NATIONAL BANK, a national banking association, Chicago, 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 11th day of July 1972 and known as Trust Number 44398, party of the first part, and JERRY E. HINSON and GWENDOLYN A. HINSON, his wife, parties of the second part. (Address of Grantee) 822 E. Old Willow Road Wheeling, Ill. 60090

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100-----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 as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements and appurtenances therunto belonging.

Permanent Real Estate Index No.

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 of said parties of the second part forever.

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 affecting said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

Assistant Secretary

LaSalle National Bank

as Trustee as aforesaid,

by

Assistant Vice President

This instrument was prepared by:

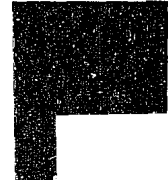
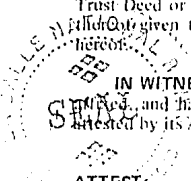
James A. Clark

LaSalle National Bank
Real Estate Trust Department
135 S. La Salle Street
Chicago, Illinois 60690

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STATE OF ILLINOIS }
COUNTY OF COOK }

I, Eileen Steffek a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that James A. Clark

Assistant Vice President of LA SALLE NATIONAL BANK, and H. Kege
Assistant Secretary thereof, 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
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 said Assistant Secretary did also then and there acknowledge
that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said
instrument as his 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 14th day of February A. D. 19 77



Eileen Steffek
NOTARY PUBLIC

My commission expires January 13, 1980.

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*23356005

Box No.

TRUSTEE'S DEED
(ON JOINT TENANCY)

ADDRESS OF PROPERTY

LaSalle National Bank

TRUSTEE
TO

*Trustee Irving E. Howard
1726 Emerald Lane
Chicago, Ill. 60617*

LaSalle National Bank

135 South La Salle Street
CHICAGO, ILLINOIS 60604

Unit 2-89 in THE GROVES OF HIDDEN CREEK CONDOMINIUM II-----
 is contained in a survey of a part of the Southeast quarter of
 Section 1, Township 42 North, Range 10, East of the 9th
 Principal Meridian in Cook County, Illinois, which survey is
 attached as Exhibit B to the Declaration of Condominium
 of the Groves of Hidden Creek Condominium II ("Declaration") made by
 Grantor, National Bank, as Trustee under Trust No. 44284, recorded
 in the Office of the Recorder of Deeds, Cook County, Illinois as
 Document No. 2357007; together with its undivided percentage
 interest in the Common Elements as set forth in the Declaration
 (excepting from said Parcel all the property and space comprising
 all the units as defined and set forth in said Declaration and
 survey), as amended from time to time, which percentages shall
 automatically change in accordance with Declarations or amendments
 filed of record pursuant to the Declaration, and together
 with additional Common Elements as such amended Declarations and
 Declarations, which percentages set forth in such amended
 Declarations, which percentages shall automatically be deemed to
 be conveyed effective on the recording of each such amended Declara-
 tion as though conveyed hereby.

This deed is given on the conditional limitation that the
 percentage of ownership of said Grantor in the Common Elements
 shall be divested pro tanto and vest in the Grantees of the other
 units in accordance with the terms of the Declaration and any
 amended Declarations recorded pursuant thereto, and right of revoca-
 tion 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 the Declaration and to all the
 other terms of the Declaration, which is hereby incorporated hereby
 by reference thereto, and to all the terms of each amended Declara-
 tion pursuant thereto.

Grantor also hereby grants to Grantee, its successors and
 assigns, all rights and easements appurtenant to the above described
 real estate, the rights and easements for the benefit of the
 property set forth in the Declaration, and in the Declaration of
 Condominium, Restrictions and Covenants for The Groves of Hidden
 Creek Community Association ("Homeowner's Declaration") recorded in
 the Office of the Recorder of Deeds of Cook County, Illinois
 as Document No. 23327322, as amended from time to time, and
 Grantor reserves to herself, its successors and assigns, the right
 and easements set forth in the Declaration and the Homeowner's
 Declaration for the benefit of the remaining property described
 therein.

Grantor also hereby grants to Grantee, its successors and
 assigns, an easement for access, ingress and egress over an area
 marked or identified as "66 ft Easement for Ingress, egress, public
 utilities, including sewer, water and gas" on Exhibit B to the
 Declaration.

This deed is subject to all rights, easements, restrictions,
 conditions, covenants and reservations contained in the Declaration
 and the Homeowner's Declaration as though the provisions
 of the Declaration and the Homeowner's Declaration were
 incorporated herein.

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