

UNOFFICIAL COPY

23 983 557

(the above space for Recorder's Use Only)

THE COMMONS OF EVANSTON CONDOMINIUM TRUSTEE'S DEED

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, Illinois, a banking corporation duly organized and existing under and by virtue of the Laws of the United States of America, and duly authorized under the laws of the State of Illinois to accept and execute trusts, not personally, but 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 July 16, 1975, and known as Trust No. R-1851 (hereinafter called "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid does hereby grant, sell, and convey unto

SHARON GREENBERG, a divorced and not remarried woman

(hereinafter called "Grantee") the following described real estate, situated in the City of Evanston, County of Cook and State of Illinois, described on Exhibit "A" hereto attached and incorporated by reference herein.

Grantor also hereby grants to Grantee, his successors and assigns, all rights and easements appurtenant to the real estate hereby conveyed, including all rights and easements for the benefit of said real estate set forth in the Declaration and the Survey.

This conveyance is expressly made subject to the following:

- (1) General real estate taxes for 1976 and subsequent years;
- (2) Zoning and building laws and/or ordinances;
- (3) The Condominium Property Act of Illinois;
- (4) Covenants, conditions and restrictions of record;
- (5) Party wall rights and agreements, if any;
- (6) Installments due, after the date of delivery hereof, of assessments made by The Commons of Evanston Homeowners Association, all as set forth in the Declaration;
- (7) The provisions of the Torrens Act;
- (8) The terms, provisions, restrictions, easements and obligations contained in the Declaration. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to all of the terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

This Trustee's 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 Trustee's Deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the 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, Grantor 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 Trust Officer, this 7th day of June, 1977.

Corporate Seal

FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON,
a National Banking Association, as Trustee as
aforesaid, and by individually

Attest: *[Signature]*
Assistant Trust Officer

By: *[Signature]*
Assistant Vice President

4122-50 (2889) CONDOMINIUM 65-44-792
STAMP AFFIXED TO DOC. 2941637

23 983 557

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Kathleen O'Brien, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY, that
PATRICIA B. LEY Vice President and Trust Officer
of First National Bank and Trust Company of Evanston, and
QUENTIN HARDESTY, JR. Trust Officer of said
Association who are personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such
Vice President and 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 Association,
as Trustee as aforesaid, for the uses and purposes therein set
forth; and the said Trust Officer then and there
acknowledged that (he) (she), as custodian of the corporate seal
of said Association, did affix the corporate seal of said Association
to said instrument as (his) (her) own free and voluntary act and
as the free and voluntary act of said Association, as Trustee as
aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16th day of
June, 1977.

Kathleen O'Brien
Notary Public

My Commission expires 6/20/77



ADDRESS OF PROPERTY AND GRANTEE

830 "D" Forest Avenue
Evanston, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES ONLY AND IS NOT A PART OF
THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Sharon Greenberg
(Name)

830 "D" Forest Avenue

Evanston, Illinois 60202
(Address)

This document prepared by:

Allen T. Brown
Attorney At Law
180 North La Salle Street
Chicago, Illinois 60601
(312) 332-0200

CALL TO

- (Lawrence Ordover
- ((Name)
- (Ordover and Ordover
- (33 North Dearborn Street
- ((Address) Room 1500
- (Chicago, Illinois 60602
- ((City, State and Zip Code)

23 983 557

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NO. 13 as delineated on survey of the following described parcel of real estate (hereinafter referred to collectively as "Parcel"):

Lot 1 in The Commons Of Evanston Consolidation (as per Plat of Consolidation, filed and recorded on February 27, 1976, in the Recorder's Office of Cook County, Illinois as Document No. 23401594, and in the Office of the Registrar of Torrens Titles of Cook County, Illinois, as Document No. 2856815) of Lots 13 to 18, both inclusive, in Block 9 in White's Addition to Evanston (as per Plat thereof recorded in the Recorder's Office of Cook County, Illinois, in Book 4 of Plats, Page 53), in Fractional Section 19, Township 41 North, Range 14, East of the Third Principal Meridian.

which survey (hereinafter called "Survey") is attached as Exhibit A to that certain instrument captioned Declaration Of Condominium Ownership And Of Easements, Restrictions And Covenants For Commons Of Evanston Condominium Development And By-Laws Of Commons Of Evanston Homeowners' Association, A Not For Profit Corporation, dated June 10, 1976 (hereinafter called "Declaration"), made by First National Bank And Trust Company of Evanston, a National Banking Association, not personally, but as Trustee UTA dated July 16, 1975, AKA Trust Number R-1851, and which Declaration was recorded on July 2, 1976, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 23545378, and also filed on July 2, 1976, in the Office of the Registrar Of Torrens Titles of Cook County, Illinois, as Document No. LR-2879519; and as amended by instrument dated September 25, 1976, recorded on October 29, 1976, in the Office aforesaid, as Document No. 23692713, and also filed on October 29, 1976, in the Office aforesaid, as Document No. LR-2903110; together with an undivided 2.00 percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

J. DREAN
ATTORNEY AT LAW

983 557

RECORDER'S Office

UNOFFICIAL COPY

JUN 23 2 01 PM '77
Edw. J. ...
REGISTER OF TITLES

946637

DELIVER TO
WANAT

CHICAGO TITLE INS. CO.
G# 65-44-792

1210109
12/10/77

Edw. J. ...
1977 JUN 23 PM 3 54
JUN-23-77 396125 • 23983557 • A — REC

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

12.00



23983557

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT