

UNOFFICIAL COPY

65260
3/11/75

TRUSTEE'S DEED

1975 MAR 24 AM 11 50

23 029 096

INDEXED 5 00 094 - 23029096 A - 11

511

Form 11 Trust Agreement Co.

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this 22nd day of February, 1975, between UNION NATIONAL BANK OF CHICAGO, a National Banking Association of 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 19th day of September, 1972, and known as Trust Number 1927, party of the first part, and Robert S. Harris and Sandra L. Harris, of 8245 Juniper Court, Palos Hills, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

500 MAIL

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths.....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:

RIDEI TO DEED DATED 2-22-75

PARCEL I

Unit Number 37 B, together with a perpetual and exclusive use of parking space and storage area designated as 37 BGS, as delineated on a Survey of a parcel of real property located in Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, as more fully described and shown on the Plat attached as Exhibit "A" to the Declaration establishing a plan of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22,647,270 on March 7, 1974, as amended by Document Number 22,735,943, recorded on June 3, 1974, in the Office of the Recorder of Deeds of Cook County, Illinois, as amended by Document Number 22,897,894, recorded on November 4, 1974, and as amended by Document Number 23,003,640, recorded on February 21, 1975, in the Office of the Recorder of Deeds of Cook County, Illinois, together with a percent 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 Amended 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 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.

Grantor also hereby grants to Grantees, 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 in the Declaration and Grant of Easement recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22,647,269, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Grant of Easement for the benefit of the remaining property described in said Condominium Declaration.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration as if they were recited and stipulated at length herein, and the Deed is conveyed on the conditional limitation that the percentages 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 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 recorded pursuant thereto.

This Deed is further conveyed on the express covenant and restriction that no resident owner of a unit within the development may own and offer for rent more than three Units contained in the building in which he resides, and that no non-resident owner of a Unit may rent any Unit other than the one which he owns. Any lease for a Unit valid under the above criteria shall remain valid for its term if the condition of tenancy of the owner shall involuntarily change during such term. A "Unit" shall mean a single residence intended for the use of one family. A violation of said covenant or restriction shall not cause a reverter. The covenant or restriction herein contained shall, however, run with the land and shall be enforceable by the corporate authorities of the City of Palos Hills.

23 029 096

23029096

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SEE RIDER ATTACHED HERETO AND MAKE A PART HEREOF

Together with the tenements and appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
38.00

NATIONAL BANK OF CHICAGO
AS TRUSTEE AS AFORESAID.

By Wendell A. Wegner VICE-PRESIDENT
Attest _____ TRUST OFFICER

STATE OF ILLINOIS } ss.
COUNTY OF COOK }
I, Audrey Tancos
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that
Wendell A. Wegner Executive Vice President of the UNION
NATIONAL BANK OF CHICAGO, and J. R. Brown
Trust Officer of said Bank, 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 deliv-
ered the said instrument as their own free and voluntary act and as the free and voluntary act of
said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust
Officer then and there acknowledged that he caused the Corporate Seal of said Bank to be affixed to
said instrument as his own free and voluntary act and as the free and voluntary act of said Bank,
as Trustee aforesaid, for uses and purposes therein set forth.
Given under my hand and Notarial Seal this 22nd day of February
1975.
Audrey Tancos
Notary Public

NAME
STREET
CITY
OR
INSTRUCTIONS
32742
RECORDER'S OFFICE BOX NUMBER

Mr. Richard Phelan, Esq.
105 West Madison Street
Suite 507
Chicago, Illinois

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

This instrument was prepared by
J. R. BROWN
UNION NATIONAL BANK OF CHICAGO
11103 S. MICHIGAN AVE.
CHICAGO, ILLINOIS 60628

This space for cutting and revenue stamp

23 029 096

END OF RECORDED DOCUMENT