

# UNOFFICIAL COPY

TRUSTEE'S DEED

23 133 095

The above space for recorder's use only

The Grantor, MIDWEST BANK AND TRUST COMPANY, a corporation duly organized and existing as a state bank under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said state bank in pursuance of a certain Trust Agreement dated the 1st day of December 1967, AND known as Trust Number 67-12-114, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims to Joseph S. Sikora, Jr.

600

H  
63-80-767  
497-08-59

of Palatine, Illinois  
the following described real estate in Cook County, Illinois;

SEE RIDER ATTACHED

This Rider is attached to and forms part of certain Trustee's Deed, dated May 23, 1975 executed by Midwest Bank and Trust Company, Trustee, U/T/A #67-12-114.

Parcel I:

UNIT NO. 111-03 as delineated on the survey of part of the following described parcel of real estate: The West 334.79 feet of the South-west Quarter (1/4) of the Northeast Quarter (1/4) of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the center line of Road Road, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for BALDWIN COURT CONDOMINIUM made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972, and known as Trust No. 72-10-916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22368743; 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 Amended Declarations as the 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.

Parcel II:

Easement appurtenant to and for the benefit of Parcel I as set forth in the Declaration of Easements made by Midwest Bank and Trust Company as Trustee under Trust Agreement dated October 2, 1972 and known as Trust No. 72-10-916 and recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22163198.

This deed is conveyed 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 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.

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, and also to Declaration of Easements made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972, and known as Trust No. 72-10-916 recorded in the Office of the Recorder of Deeds of Cook County on December 20, 1972 as Document No. 22163198.

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Recorder's Office

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Property of COOK COUNTY CLERK'S OFFICE

SUBJECT to taxes for 1974 and subsequent years and easements of record and to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Baldwin Court Condominium dated June 20, 1973 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22 368 743 as amended from time to time.

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Vice President of said state bank, this 23rd day of May 1975.

MIDWEST BANK AND TRUST COMPANY  
as Trustee as aforesaid, and not personally.

BY: Robert Figarelli  
Vice President

ATTEST: Anthony J. DiSio  
Assistant Vice President



County of Du Page

State of Illinois

SS.

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, THAT

**Robert Figarelli**  
Vice President of MIDWEST BANK AND TRUST COMPANY, a state bank, and **Anthony J. DiSio**  
Assistant Vice President of said state bank, personally known to me to be the same persons whose names are subscribed in the foregoing instrument as such, Vice President and Assistant Vice President of said state bank 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 state bank, as Trustee for the uses and purposes therein set forth and the said Assistant Vice President of said state bank did also then and there acknowledge that he/she as custodian of the corporate seal of said state bank did affix the said corporate seal of said state bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of

May 1975  
Barbara Love  
Notary Public

Unit III-C3  
1311 North Baldwin Court, Palatine, Illinois  
For information only insert street address of above described property.

This Instrument Prepared By:  
Robert Figarelli  
Midwest Bank & Trust Company  
1606 North Harlem Avenue  
Elmwood Park, Illinois

Unit III-C3  
1311 N. Baldwin Court, Palatine, Ill.  
Grantee's Address

Document Number  
23 133 095

Box 297

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FILED FOR

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RECORDED IN INDEX

\*23133095

Property of Cook County Clerk's Office

*Box 297*

*Libera #22889*

END OF RECORDED DOCUMENT