

UNOFFICIAL COPY

29 24 100 999 #16
29 24 100 999 #17
TRUSTEE'S DEED

AUG 8 1975

23 101 133

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Sidney R. Olsen

THIS INDENTURE, made this 28th day of May, 1975, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 21st day of December, 1964, and known as Trust Number 21073 party of the first part, and LAWYER H. ANDERSON AND JUANITA ANDERSON, his wife 400 Park Avenue Calumet City, Illinois, parties of the second part.

63 85 3624

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

600

SEE LEGAL ATTACHED

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the terms of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the date and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By: *[Signature]* VICE PRESIDENT
Attest: *[Signature]* ASSISTANT SECRETARY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, is a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 21st day of December, 1964, and known as Trust Number 21073 party of the first part, and LAWYER H. ANDERSON AND JUANITA ANDERSON, his wife 400 Park Avenue Calumet City, Illinois, parties of the second part, and that the said Assistant Secretary, then and there acknowledged that the corporate seal of said National Banking Association to be affixed to said instrument is said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.



Given under my hand and Notary Seal. Date JUN 10 1975
[Signature]
Notary Public

DELIVERY INSTRUCTIONS
NAME: This Instrument Prepared By:
STREET: Nadine Allen
CITY: United Development Co.
401 N. Michigan Ave.
Chicago, Illinois 60611
OR
RECORDED'S OFFICE BOX NUMBER: *made*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 413 - 400 Park Avenue
Calumet City, Illinois
BOX 533

34-50

23 101 133

Document Number

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Property

RIDER TO DEED
FOR
THE PARK OF RIVER OAKS CONDOMINIUM NO. 2

Unit(s) 413 in The Park of River Oaks Condominium No. 2, as delineated on survey of Lot 5 and 6 or parts thereof in River Oaks West Unit No. 1, being a subdivision of part of the Northwest 1/4 of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest 1/4 of Section 24 all in Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as Parcel), which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 21, 1964 and known as Trust No. 21073, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22831375, as amended from time to time, together with the percentage(s) of the Common Elements appurtenant to said Unit(s) as set forth in said Condominium Declaration, which percentage(s) shall automatically change in accordance with amendments to said Condominium Declaration as same are filed of record, and together with additional Common Elements as such amendments to the Condominium Declaration are filed of record, in the percentages set forth in such amendments, which percentages in such additional Common Elements shall automatically be deemed to be conveyed effective on the recording of each such amendment 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 Condominium Declaration and any amendments 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 Condominium Declaration and to all the other terms thereof, which is hereby incorporated herein by reference thereto, and to all the terms of each amendment recorded pursuant thereto.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Condominium Declaration, as amended, in the Declarations recorded as Document Nos. 21712318 and 21712320 and as shown on the Plat recorded as Document No. 21704184. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declarations, and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them and the parties hereto for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 74 and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length herein; all other easements, covenants, conditions and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

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END OF RECORDED DOCUMENT