

06593

23 244 961

This Indenture Witnesseth That the Grantor (s) _____
Frances McCants, a widow,

of the County of Cook and State of Illinois for and in consideration
of TEN AND NO/100 Dollars,

and other good and valuable considerations in hand, paid, Convey S and Quit-Claim S unto
PARIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois,
as trustee, under the provisions of a trust agreement dated the 25th day of August 19 75
known as Trust Number 36479, the following described real estate in the County of Cook
and State of Illinois, to-wit:

PARCEL 1
Unit Number 22 1, together with a perpetual and exclusive use of parking space
and storage area designated as 22 D 68, 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, Illin-
ois, 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 El-
ements 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 affective on the recording of each such Amended Declara-
tion 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 Dec-
laration and in the Declaration and Grant of Easement recorded in the Office of
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 re-
maining property described in said Condominium Declaration.

This Deed is subject to all rights, easements, restrictions, conditions, coven-
ants and reservations contained in said Declaration as if they were recited and
stipulated at length herein, and the Deed is conveyed on the conditional limita-
tion 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 Unit, in accord-
ance with the terms of said Declaration and any amended Declaration recorded pur-
suant 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 Grant-
ees 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 pur-
suant 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 cov-
enant or restriction herein contained shall, however, run with the land and shall
be enforceable by the corporate authorities of the City of Palos Hills.

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Property of Cook County

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any periods or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend such leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the amount of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 25th day of August 19 75

(SEAL) *Frances McCant* (SEAL)

(SEAL) _____ (SEAL)

THIS INSTRUMENT WAS PREPARED BY

MAVIN SILVERMAN
Name

8226 MULBERRY ST. PALM HILLS, ILL.
Address

Address of property
Unit 22 B
11206 COTTONWOOD
PALM HILLS ILL.

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STATE OF ILLINOIS
COUNTY OF COOK
ss. Gregory E. Gralik
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Frances McCants, a widow,

who is
personally known to me to be the same person whose name is subscribed to
the foregoing instrument appeared before me this day in person, and acknowledged that
she signed, sealed and delivered the said instrument as her
free and voluntary act, for the uses and purposes therein set forth, including the release
and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 26th day
of August 19 73

Gregory E. Gralik
Notary Public



Property of Cook County Clerk's Office

BOX 8

TRUST No.....

DEED IN TRUST



TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE
PROPERTY ADDRESS

Return to
Sidney N. Schulman
72 West Adams Street
Chicago Illinois 60603

HARRIS TRUST AND SAVINGS BANK
CHICAGO
111 West Monroe St.

12241 (REV. 11-73)

END OF RECORDED DOCUMENT