

UNOFFICIAL COPY

TRUSTEE'S DEED

23 244 964

OCT 6 AM 11 07
101-6-1 75251 222-964 A -- hcc

5.00

Form 12 Stuart-Hooper Co. Chicago

The above space for recorders use only

THIS INDENTURE, made this 4th day of August, 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 Frances Mc Cants, a widow of 11220 Cottonwood Drive, Palos Hills, Illinois, party of the second part.

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 party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

66608



PARCEL I

Unit Number 29 C, together with a perpetual and exclusive use of parking space and storage area designated as 29 C GS, 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, 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 Recorder of Deeds of Cook County, Illinois, as Document No. 22,647,267, 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.

23 244 964

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This 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 to said trustee in pursuance of the trust agreement above mentioned. The deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and is being unreleased at the date of its delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its trust officer, the day and year first above written.

UNION NATIONAL BANK OF CHICAGO As Trustee of aforesaid.
Attest
VICE-PRESIDENT
TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK
Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that
I, Patricia M. Miller
Wm. J. A. Schwartz
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 delivered 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 4th day of August 1975
Notary Public

DELIVER INSTRUCTIONS 32742

RECORDER'S OFFICE BOX NUMBER 600

FOR INFORMATION ONLY INSCAT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

11220 Cottonwood
Pales Hills

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