

64 10872

TRUSTEE'S DEED

23 251 195

Form 194-4 Rev. 4-71

Joint Tenancy

The above space for recorder's use only

THIS INDENTURE, made this 13th day of September, 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 18th day of December, 1967, and known as Trust Number 25933 party of the first part, and PAUL B. KAUFMAN and E. SANDRA KAUFMAN, his wife,

2230 Vista Ct., Northbrook, Illinois parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) 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:

Unit 13A2230VC, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Certain lots, or portions thereof, of LaSalceda Subdivision, a Subdivision of the North Half of Section 21, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat of Subdivision thereof recorded on January 16, 1973, as Document No. 22188817, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for Villas Salceda Phase I Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 25933, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 226-374-94; together with its undivided percentage interest in the Common Elements as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with 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.

This deed is given on the conditional limitation that the percentage of ownership of said Grantee 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 right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee 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 pursuant thereto.

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in Declaration made by American National Bank and Trust Company of Chicago, as Trustee recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 226-374-94, and Grantor 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.

107-277-101
107-101-1013
002 868 15 100

1000
226-374-94
23251195

23251195

197 668 550

23 SEP 1975

Property of Cook County Clerk's Office

1000
12648
Returned in Error
20/5

together with the interests and appurtenances hereunto belonging.
WE HAVE AND TO HOLD the same unto said parties of the second part, forever, not in entirety or condition and in full entirety.
Subject to the following:
1. General taxes levied for the year 1975 and subsequent years,
2. The Condominium Property Act of the State of Illinois as presently enacted and from time to time hereafter amended;
3. Easements, building and building line restrictions of record;
4. Usual stock objections of Chicago Title Insurance Company.

This deed is executed by the party of the first part as Trustee, on behalf, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed in Trust and the provisions of said Trust Agreement above recited and of every other power and authority thereto existing. This deed is made subject to the terms of all trust deeds, mortgages, liens, and other encumbrances of record, recorded or required to be recorded.

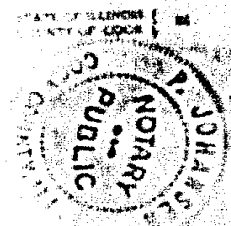
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

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

By Shirley VICE PRESIDENT
Donald Lee ASSISTANT SECRETARY
Attest



Prepared by: David Hoffman, Att'ys, 2870 Salseda Dr., Northbrook, Ill. 60062



I, the undersigned, a Single Justice in and for the County and State aforesaid, do hereby certify that the above recited AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO is duly organized and existing under the laws of the State of Illinois, and that the party of the first part is duly authorized to execute the same, and that the party of the second part is duly authorized to execute the same, and that the party of the first part is duly authorized to execute the same, and that the party of the second part is duly authorized to execute the same.

SEP 29 1975
David Hoffman
Attorney at Law

DELIVER TO
NAME First National Bank of Northbrook
ADDRESS 1500 MEMORIAL ROAD
CITY NORTHBROOK, ILL. 60062
OR
BOX 533

FOR INFORMATION ONLY
FIRST RECORDS OF ALL
LEGISLATIVE PROPERTY READ
2230 Vista St.
Northbrook, Ill. 60062

UNOFFICIAL COPY

CC
FILED

Oct 9 3 05 PM '95

*23251195

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT