

UNOFFICIAL COPY

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TRUSTEE'S DEED

COOK COUNTY
FILED

23 262 240

RECORDED IN

OCT 20 1975 PH '75

*23262240

Form 150 - Rev. 4-71

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this 11th 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 Arthur F. Zeman Jr. and Ruth Ann Zeman, his wife, 29 Deerfield Road, Deerfield, Illinois 60015, parties of the second part.

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WITNESSETH that said party of the first part, in consideration of the sum of Ten and 00/100ths Dollars, and other good and valuable considerations to be 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 6D2215VC 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.

23 262 240
Recorder's Office

Property of Cook County Clerk's Office

TO HAVE AND TO HOLD the same unto and parties of the second part forever, not in fee, but in fee simple, 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.

The deed is executed by the party of the first part as Trustee, on behalf of the party of the second part, in the name of the Trust and in accordance with the provisions of said Trust Agreement above mentioned, and the deed is made subject to the usual stock objections of Chicago Title Insurance Company.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO



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

Prepared by: David A. Hoffman, Atty. 2570 Saucedo Dr., Northbrook, Ill.



Sharon Gore, Notary Public

Name: *[Signature]*
Address: *[Address]*
City: *[City]*
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FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ANY
DESCRIBED PROPERTY HERE
2215 VILVA GL
Northbrook, Ill.

11.

23 282 240

9-25-75