

UNOFFICIAL COPY

TRUSTEE'S DEED

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23 279 079

Nov 3 11 50 AM '75

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Form 1004 Rev. 4-71

Joint Tenancy

The above agrees for recorder's use only

THIS INDENTURE, made this 15th 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 JACK YOUNG and FERN M. YOUNG, his wife, 7061 N. Kedzie Ave., Chicago, Illinois 60645, 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 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:

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Unit 279079 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.

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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 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.

Office

Property of Cook County, Illinois

- together with the increments and appurtenances thereto belonging.
- TO HAVE AND TO HOLD the same unto and parties of the second part, heirs, executors and assigns in common but in joint tenancy.
- 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, 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 of Trust and the provisions of said Trust Agreement aforesaid, and in full compliance with the terms and conditions thereof. This deed is made subject to the liens, mortgages and other encumbrances upon said premises of record, recorded or required in said County.

BY TRUSTEE WHEREOF, said party of the first part has caused its corporate seal to be hereunto placed and has caused its name to be signed by those persons by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary and Secretary.

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



By: _____
Attest: _____
VICE PRESIDENT
ASSISTANT SECRETARY BY

Prepared by: David Hoffman, Att'y., 2070 Salonda Dr., Northbrook, Illinois



Given under my hand and Notary Seal, this _____ day of _____, 1974.

SEP 21 1974
Notary Public

NAME _____
EFFECT _____
L _____
I _____
V _____
E _____
R _____
Y _____
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OR
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FOR INFORMATION ONLY
INSERT STREET ADDRESS AND CITY
DECEASED PROPERTY HERE

2175 Valencia Drive
Northbrook, Illinois 60062

23 219 319

END OF RECORDED DOCUMENT