

COOK COUNTY  
FILED  
TRUSTEE'S DEED

23 362 763

RECORDED BY MAIL

\*23362763

Form 195-3 Rev. 3-69

Individual

The above space for recorders use only

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\$10.00

04 28 25 27

THIS INDENTURE, made this 30th day of December, 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 personal; 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 Kenneth E. Piekut, a Bachelor 111 W. Monroe St., Chicago, Illinois party of the second part.

10.00

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, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 25D23825, 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 of 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, as 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.

2052

23 362 763

# UNOFFICIAL COPY

Property of Cook County

TO HAVE AND TO HOLD THE SAME unto the heirs and assigns of the second part.

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 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 of record, pursuant to and in the execution of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds or 1st mortgages upon said real estate, if any, recorded or required in said county.

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

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



By \_\_\_\_\_  
Ronald Dean VICE PRESIDENT

Attest: David A. Hoffman, Atty., 2575 Salceda Dr. ASSISTANT SECRETARY  
Northbrook, Ill.

STATE OF ILLINOIS, )  
COUNTY OF COOK ) SS



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 National Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date JAN 02 1975

P. J. Hansen  
Notary Public

DELIVERY INSTRUCTIONS

NAME  
STREET  
CITY  
OR  
INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

8

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2382 Salceda Drive

Northbrook, Illinois

This space for filing

2382763

Document Number

2382763

1421294 887 1035 0421 217 000

END OF RECORDED DOCUMENT