

UNOFFICIAL COPY

COOK
FILED
TRUSTEE'S DEED

23 366 645

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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 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 21st day of DECEMBER, 1975, and known as Trust Number 21073 party of the first part, and WALTER TURNER, a bachelor

500 PARK AVENUE, CALUMET CITY, IL party 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 to and solely grant, sell and convey unto said parties of the second part, the following described real estate situated in COOK County, Illinois, to-wit:

SEE EXHIBIT ATTACHED



TO HAVE AND TO HOLD the same unto and party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

THIS INSTRUMENT PREPARED BY:
KATHY MAHONEY
UNITED DEVELOPMENT COMPANY
845 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

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 or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto existing. This deed is made subject to the liens of all trust deeds and/or mortgages as upon and real estate, if any, located or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its signature said 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 executed by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, on not personally.

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

STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the within and above described National Bank and Trust Company of Chicago and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, Intentionally executed this deed in the presence of which names are subscribed in the foregoing instrument as being the Vice President and Assistant Secretary respectively, appearing before me this day of January and was advised that they executed and delivered the said instrument as their own free and voluntary act and as the true and lawful act of said National Banking Association for the uses and purposes therein hereunto set forth, and the said Assistant Secretary thereon, and thereunto executed the said Assistant Secretary's signature of the corporate seal of said National Banking Association, caused the corporate seal of said National Banking Association to be hereunto affixed, and the said Assistant Secretary's own free and voluntary act and as the true and lawful act of said National Banking Association for the uses and purposes therein hereunto set forth.

Given under my hand and Notary Seal

[Signature]
Notary Public

DELIVERY
NAME UNITED DEVELOPMENT COMPANY
STREET 845 NORTH MICHIGAN AVE., SUITE 800
CITY CHICAGO, ILLINOIS 60611
ATTN: HARRY FUNDAS
OR

FOR INFORMATION ONLY
INDICATE STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Units 738 and G-64 - 500 Park Ave.
Calumet City, IL

BOX 533

The space for affixing fiduciary and revenue stamps

23 366 645
Document Number

Property of Cook County

WIDER TO DEED
FOR

THE PARK OF RIVER OAKS CONDOMINIUM NO. 2

Unit(s) 730 and 764 in The Park of River Oaks Condominium No. 2, as defined on a survey of lot 5 and 6 or parts thereof in River Oaks West Unit No. 1, being a subdivision of part of the Northwest 1/4 of Section 26 and that part of lot 1 lying south of the Little Galena River in the Subdivision of the Southwest 1/4 of Section 26, all in Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois (hereinafter referred to as Parcel), which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Bankers National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated October 21, 1964 and known as Trust No. 21073, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22831375, as amended hereinto, and, together with the percentage(s) of the Common Elements appurtenant to said Unit(s) as set forth in said Condominium Declaration, which percentage(s) shall automatically change in accordance with amendments to said Condominium Declaration as any are filed of record, and together with additional Common Elements as such amendments to the Condominium Declaration are filed of record, in the percentage set forth in such amendments, which percentages in such additional Common Elements shall automatically be deemed to be conveyed effective on the recording of each such amendment 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 Grantee of the other Unit(s) in accordance with the terms of said Condominium Declaration and amendments thereto as recorded pursuant thereto, and the right of revocation is also hereby reserved to the grantor herein to accomplish this result. The acceptance of this deed by the grantee shall be deemed a consent within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Condominium Declaration and to all the other terms thereof, which act is hereby incorporated herein by reference thereto, and to all the terms of each amendment recorded pursuant thereto.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Condominium Declaration, as amended, in the Declarations recorded as hereon at Nos. 21912318 and 21912320 and as shown on the plat recorded as Document No. 21912318. Grantor reserves to itself, its successors and assigns, an estate appurtenant to the remaining parcels described in said Declarations, and this deed shall not extend to the said parcels and the right of the Grantor to grant and encumber in the conveyance and mortgages of said remaining parcels or any of them and the parties hereto for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 ⁷⁵ and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length hereon; all other easements, covenants, conditions and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

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END OF RECORDED DOCUMENT