

# UNOFFICIAL COPY

10<sup>00</sup>

24 419 262 A 110806

This Indenture, made this 6th day of March 1978

between CENTRAL NATIONAL BANK IN 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 1st day of JUNE, 1977, and known as Trust Number 22502, party of the first part, and Kevin A. Ludvigsen, bachelor and Elizabeth E. Gehr, spinster, of Mt. Prospect, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS (\$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 as tenants in common, but as joint tenants, the following described real estate, situated in COOK County Illinois, to-wit:

Unit No. 1-1-2-R-D-1 together with a perpetual and exclusive easement in and to garage Unit No. G-1-1-2-R-D-1, as delineated on a Survey of a parcel of land being a part of the East Half of the Southeast Quarter of Section 22, Township 41 North, Range 10 east of the Third Principal Meridian (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee Under Trust Agreement dated June 1, 1977 and known as Trust Number 22502, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24383272 as set forth in the amendments thereto, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration and in accordance with Amended Declarations, 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 such Amended Declarations as though conveyed hereby. Trustee also hereby grants to Grantee and Grantee's 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 the aforementioned Declaration as amended and Trustee 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.

together with the tenements and appurtenances thereto belonging.

All such grants and conveyances are subject to:

- (a) General Real Estate taxes for the year 1978 and subsequent years, including taxes which may accrue by reason of new or additional improvements during 1978;
- (b) Special taxes or assessments for improvement not yet completed;
- (c) Easements, covenants, restrictions and building lines of record and party wall rights;
- (d) The Illinois Condominium Property Act;
- (e) Terms, provisions and conditions of Declaration of Condominium Ownership for Lexington Village Coach House Condominiums and Plat of Survey filed with or as an amendment thereto, and all amendments and exhibits to said Declaration;
- (f) Applicable zoning and building laws and ordinances;
- (g) Acts done or suffered by Purchaser; and
- (h) Roads and highways, if any.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

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 thereunto enabling.

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 its Vice President and attested by its Assistant Trust Officer, the day and year first above written.

CENTRAL NATIONAL BANK IN CHICAGO, as Trustee, as aforesaid, and not personally,

By *[Signature]* TRUST OFFICER



ATTEST: *[Signature]*

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR 26 '78 10 56 AM

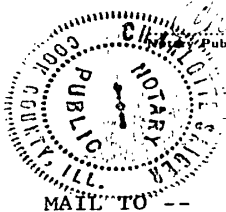
RECORDS & DEEDS

\*24419262

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 ~~Trust Officer~~ and ~~Assistant Trust Officer~~ of the CENTRAL NATIONAL BANK IN CHICAGO, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Trust Officer 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 Company for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal \_\_\_\_\_ Date \_\_\_\_\_



This instrument was prepared by:

Howard D. Galper, Esq.  
Feiwell, Galper & Lasky, Ltd.  
33 North LaSalle Street  
Chicago, Illinois 60602

GRANTEE'S ADDRESS:

*Maid*  
Kevin Ludvigsen & Elizabeth Gehr  
48 South Lambert Drive  
Schaumburg, Illinois 60193

The above address is for statistical purposes only and is not a part of this Deed.

Send subsequent tax bills to:

Same As Above



*Box 15*

DEED  
JOINT TENANCY  
CENTRAL NATIONAL BANK  
IN CHICAGO  
*As Trustee under Trust Agreement*  
TO

Central National Bank  
120 South LaSalle Street, Chicago, Illinois 60603

FORM 507-009 (REV. 11/72)

END OF RECORDED DOCUMENT