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TRUSTEE'S DEED COOK COUNTY ILLINOIS
FILED FOR RECORD

Richard R. Olson
Recorder for Cook

24 470 150

*24470150

Form 2591

MAY 31 1978

1 26 PM

The above space for recorders use only

THIS INDENTURE, made this 15TH day of APRIL, 19 78, 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 SEPTEMBER, 19 72, and known as Trust Number 77166 party of the first part, and EDWARD W. NICKOW AND SHIRLEE B. NICKOW, OF 984 CRAPPLE DRIVE, WHEELING, ILLINOIS 60090, parties 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, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

10.00

TO HAVE AND TO HOLD the same unto said parties of the second part, however, not in tenancy in common, but in joint tenancy,

The deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the powers 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 extending. This deed is made subject to the terms of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

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

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as trustee, as aforesaid, and not personally.



By *M. W. Hansen* VICE PRESIDENT
Attest *P. Johansen* ASSISTANT SECRETARY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

This instrument prepared by: P. JOHANSEN
American National Bank
and Trust Company
23 NORTH LA SALLE STREET,
CHICAGO 60690

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, 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, on this day in person and acknowledged that they signed and delivered the said instrument as the true and voluntary act and deed of said National Banking Association, and the purposes therein set forth, and the said Assistant Secretary then and there caused the corporate seal of said National Banking Association to be affixed to said instrument, and the said Assistant Secretary's own true and voluntary act and deed as the true and voluntary act and deed of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Olga Y. Manavit Notary Public

DELIVER TO: Mr. Edward Hickman
209 Yorkshire Pl
Wheeling, Ill 60090 -
Unit 4B OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

BOX 533

This space is for recording fees and taxes and revenue stamps

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UNOFFICIAL COPY

Unit 16 B in Chelsea Cove Condominium No. 1 as delineated on survey of a part of Lot 1 in "Chelsea Cove", a subdivision, being a part of Lots 5, 6 and 7 taken as a tract, in Owner's Division of Buffalo Creek Farm, being a subdivision of part of Sections 2, 3, 4, 9 and 10, Township 42 North, Range 11 East of the Third Principal Meridian in the Village of Wheeling, Cook County, Illinois according to the Plat thereof recorded January 31, 1973, as Document No. 22205368 in Cook County, Illinois, which survey is attached as Exhibit B to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 77166 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 27604309, together with a percentage of the Common Elements appurtenant to said Unit 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 Grantees 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 Grantees 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 hereby grants to Grantee, their 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 of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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.

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