

UNOFFICIAL COPY

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45-29 TRUSTEE'S DEED

The above space for recorders use only

THIS INDENTURE, made this 10th day of May, 1978, between BEVERLY BANK, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 1st day of April, 1974, and known as Trust No. 8-4730 party of the first part, and FRANK J. DIGNAM and MARJORIE E. DIGNAM, his wife 9413 Parkside, Oaklawn, Illinois parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of 10.00 Ten Dollars and no/100----- 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: RIDER ATTACHED

Together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof forever of said party of the second part.

Subject to: Taxes 1978 and subsequent years, conditions and covenant of record and repurchase agreement. Repurchase Agreement. If said party of first refusal to repurchase the realty herein described should fail to use and occupy said realty as his residence for his lifetime, or attempts to sell or lease said realty within one year from date of delivery of the deed, at the price paid for said property by the buyer, grantee herein, to the seller, the contractor.

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. SUBJECT, HOWEVER, to the liens of all trust deeds and mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building lines and other restrictions of record, if any; party wall debts and party wall agreements; mechanics' liens and other liens and claims of any kind; mechanic's lien claims, if any; easements of record, if any; and rights and interests of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ASST. Vice-President and attested by its Assistant Trust Officer, the day and year first above written.

BEVERLY BANK, as aforesaid

By: Sylvia R. Miller, ASST. VICE-PRESIDENT
Attest: Dorothy M. Fleischmann, ASST. TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Sylvia R. Miller, ASST. Vice-President of BEVERLY BANK, and Dorothy M. Fleischmann

Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST. 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer did also then and there acknowledge that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of May, 1978
Margaret A. Gibson, Notary Public

DELIVERY

NAME Frank Mc Gee
STREET 9150 S Cicero
CITY Oak Lawn, IL

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

9605 Austin
Oak Lawn, Illinois Unit 1304-2

This deed was prepared by Dorothy M. Fleischmann at Beverly Bank
1357 West 103rd Street, Chicago, Illinois

BOX 533

COOK CO. NO. 016
0 3 0 3 5



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE

Document Number 24503 850

66-24-3950
84-08-200-087-1064

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LEGAL DESCRIPTION FOR DEEDS

Unit No. 1304-2 in the Pines of Oak Lawn Condominium as delineated on the survey of the following described parcel of real estate:

That part lying southeasterly of the Southwest Highway of the North 788.00 feet of the West 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 8, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

which survey is attached as exhibit A to the Declaration of Condominium Ownership made by Beverly Bank as Trustee under Trust 8-4730 recorded in the office of the recorder of deeds of Cook County, Illinois as Document #23-288-823 together with percentage of 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 Declaration 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 conveyed on the conditional limitation that the percentage of ownership of the 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 filed pursuant thereto, and the right of revocation is also 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 filed 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 Beverly Bank as trustee, under Trust No. 8-4730, recorded in Cook County, Illinois, as Document No. 23-288-823, 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.

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William R. Chen
RECORDED BY

24503850

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 23 '78 10 20 AM

Property of Cook County Clerk's Office

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INDEX OF RECORDED DOCUMENTS