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TRUSTEE'S DEED

The above space for recorder's use only

The Grantor, **MIDWEST BANK AND TRUST COMPANY**, a corporation duly organized and existing as a state bank under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said state bank in pursuance of a certain Trust Agreement dated the 2nd day of October, 1972, AND known as Trust Number 72-10-916, in consideration of Ten and No/100ths Dollars (\$10.00), and other valuable considerations paid, conveys and grants claims to Richard J. Morgan, a bachelor

of Cook
the following described real estate in Cook County, Illinois;

1100

See Rider Attached:

RIDER TO DEED

Unit Number VI-A-1, in Baldwin Court Condominium, as delineated on the survey of certain lots or parts thereof of the following described parcel of real estate: The West 334.79 feet of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the center line of Rand Road (except the East 160 feet and the North 300 feet) (hereinafter referred to as parcel) all in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972, and known as Trust Number 7210916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22368743, 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 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 pursuant thereto.

Party of the first part also hereby grants to parties of the second part, 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, and party of the first part 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.

SUBJECT TO: Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trust Agreement dated October 2, 1972 and known as Trust Number 7210916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22368743 and Declaration of Easements made by Midwest Bank and Trust Company, as Trustee under Trust Agreement dated October 2, 1972 and known as Trust Number 7210916 recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22163198; this deed is subject to all rights, easements, restrictions, conditions, and covenants and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein; all other covenants, conditions, easements and restrictions and reservations of record; building lines and building and zoning laws and ordinances; roads and highways; rights of utilities; the Illinois Condominium Property Act; 1977 and subsequent years real estate taxes; private, public and utility easements, party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; any Amendments to the Declaration of Condominium or Declaration of Easements; encroachments, if any; party wall rights and agreements, if any; existing leases and tenancies; any unconfirmed special tax or assessment; taxes which may accrue by reason of new or additional improvements during the year 1977; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium, Easements established by or implied from the Declaration of Condominium or amendments thereto.

RECEIVED IN BAD CONDITION

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Property of Cook County Clerk's Office

This instrument prepared by:
Barbara Love
Midwest Bank and Trust Company
1600 N. Harlem Avenue
Elmwood Park, Illinois 60635

together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Vice President of said state bank, this 8th day of May, 1978.

MIDWEST BANK AND TRUST COMPANY
as Trustee as aforesaid, and not personally

BY: Robert Figarelli
Vice President

ATTEST: Richard J. ...
Assistant Vice President Trust Officer



County of Cook
State of Illinois

SS.

I, the undersigned, a Notary Public in and for said County, the State aforesaid. DO HEREBY CERTIFY, THAT Robert Figarelli

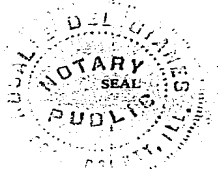
Vice President of MIDWEST BANK AND TRUST COMPANY, a state bank, and Barbara Love Asst. Trust Officer

~~As Vice President~~ of said state bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such, Vice President and Assistant Vice President of said state bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes, therein set forth and the said Assistant Vice President of said state bank did also then and there acknowledge that he/she as custodian of the corporate seal of said state bank did affix the said corporate seal of said state bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said state bank, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of June, 1978.

Richard J. ...
Notary Public

My Commission Expires 8-14-79



Document Number 24510485

1323 Baldwin Drive, VI-A-1, Palatine, IL
For information only insert street address of above described property.

1323 Baldwin Drive, VI-A-1, Palatine, IL
Grantee's Address

Mail to:
Joseph Masten
20 U.O.P. Plaza
Des Plaines, Ill.
60016

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FILED FOR RECORD

Richard R. Allen
RECORDED FOR DEED

JUN 26 '78 10 32 AM

24510485

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END OF RECORDED DOCUMENT