

24 512 779

**This Indenture,** Made this 1st day of May 19 78

between **FIRST BANK OF OAK PARK**, Oak Park, Illinois, an Illinois Corporation, under the laws of Illinois, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said First Bank of Oak Park in pursuance of a trust agreement dated the 28th day of July, 1967, and known as Trust Number 7979, party of the first part, and MARY J. BROZEAU

*Mary J. Brozeau*  
D. W. R. K.

of Cook County, Ill., party of the second part.

Witnesseth, That said party of the first part in consideration of the sum of TEN and NO/100ths Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

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**Parcel 1:**

Unit No. 2A as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): Lots 15 and 16 in Block 4 in Blackstone's Addition to Oak Park in the Southeast 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium made by 1st Bank of Oak Park, as Trustee under Trust No. 7979 recorded in the Office of the Recorder of Cook County, Illinois as Document Number 22171685; together with an undivided .04992 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

**Parcel 2:**

Easement over the North 25 feet of the East 50 feet of Lot 14 in Block 4 in Blackstone Addition to Oak Park in the Southeast 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian in favor of Parcel 1 for the purposes of ingress and egress as created by declaration made by Mr. and Mrs. Thomas P. Fleming and Mr. and Mrs. William T. Burdette to Oak Park National Bank as Trustees under Trust Agreement dated July 28, 1967 and known as Trust Number 7979 dated March 27, 1970 and recorded April 13, 1970 as Document 21133348 and as amended by affidavit recorded August 11, 1977 as Document 24054310 in Cook County, Illinois

**Subject To:**

1. Covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium, and all amendments, if any, thereto.
2. General real property taxes for the year 1977 and subsequent years.
3. Acts done or suffered by or judgments against said grantee.
4. Limitations and conditions imposed by the Condominium Property Act of Illinois.
5. Encroachments, if any.
6. Special taxes or assessments for improvements not yet completed.
7. Any unconfirmed special tax or assessment.
8. Private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereof, if any, and roads and highways, if any.
9. Party wall rights and agreements, if any.
10. Existing leases and tenancies.
11. Installments not due at date hereof or any special tax or assessment for improvements heretofore completed.

24 512 779

COOK  
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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County

2A

together with the tenements and appurtenances thereunto belonging.  
*To Have and to Hold* the same unto said party of the second part forever.

The Village of Oak Park

Real Estate Transfer Tax

1978 290.00 MS  
OAK PARK

5800

E# 488133

subject to all General Taxes and Special Assessments of record, whether current, forfeited, sold or otherwise, and zoning and building ordinances.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its own individual capacity, and any individual liability on its part is hereby waived and released by the parties of the second part, their heirs, legal representatives, successors and assigns.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county remaining unreleased at the date of the delivery hereof.

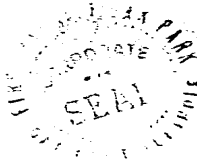
*In Witness Whereof*, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Assistant-Secretary the day and year first above written.

FIRST BANK OF OAK PARK

As Trustee as aforesaid and not personally.

By \_\_\_\_\_ Vice-President

ATTEST Grace L. Dahl Assistant-Secretary



This instrument was prepared by  
First Bank of Oak Park  
1 Madison Street  
Oak Park, Illinois 60802  
24 512 779

# UNOFFICIAL COPY

STATE OF ILLINOIS,  
COUNTY OF COOK

} ss.

I, Donna M. Kerins

A Notary Public in and for said County in the State aforesaid. DO HEREBY CERTIFY that R. A. Johnsen

Vice-President of the FIRST BANK OF OAK PARK, Oak Park, Illinois,  
an Illinois Corporation, and Grace L. Dahl

Assistant Secretary of said Bank, 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, 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 Secretary did also ther, and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 June 19 78

*Donna M. Kerins*

Notary Public.



*Donna M. Kerins*  
RECORDED BY DEEDS

\* 24512779

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUN 29 1978 12:47 PM

DEED

FIRST BANK OF OAK PARK  
As Trustee under Trust Agreement  
TO

MAIL TO:

SANDRA BURDUS  
103 W. LAKE STREET  
OAK PARK ILLINOIS 60301

FIRST BANK OF OAK PARK  
OAK PARK, ILLINOIS

END OF RECORDED DOCUMENT