

# UNOFFICIAL COPY

TRUSTEE'S DEED

24 528 728

Received for DEED

24528728

03-03-460-049  
527194-66-37-228  
MAY 1978

THIS INDENTURE made this 31 day of May, 1978, 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 18 day of September, 1972, and known as Trust Number 77166 party of the first part and Terry N. Beckwith and Andrea L. Beckwith 652 Old Willow Rd. Wheeling, Illinois 60090, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of 10.00 Ten 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 RIDER 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.

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 conveyed to and vested in it by the terms of said Deed in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority lawfully existing. This deed is made subject to the liens of all trust deeds and/or 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 its name to be signed to these presents by its Vice President or its Assistant Vice President and Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, on behalf of, and not personally.



By: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS / COUNTY OF COOK: IN P. H. Johnson

This instrument prepared by: American National Bank and Trust Company

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above signed NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, is a corporation duly organized and existing 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 18 day of September, 1972, and known as Trust Number 77166 party of the first part and Terry N. Beckwith and Andrea L. Beckwith 652 Old Willow Rd. Wheeling, Illinois 60090, parties of the second part.

Witness my hand and Notary Seal, JUN 21 1978 Notary Public

REC'D BY: Terry Beckwith  
251 London Place  
Wheeling, Ill.

02 BOX 533

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

This space for affixing stickers and revenue stamps

24 528 728  
5450

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Unit 19 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. 22604309, 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 reversion 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.

24 528 728

END OF RECORDED DOCUMENT