

24 612 794

This Indenture, Made this 7th day of August 19 78

between FORD CITY BANK AND TRUST CO., a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 19th day of November, 1973, and known as Trust Number 615, party of the first part, and Garth D. Templeton and Frances Templeton, his wife.

13622 Royal Court Unit 819 Crestwood, Illinois

of the county of Cook in the state of Illinois

party of the second part.

11.00

66-47-395L

WITNESSETH That said party of the first part, in consideration of the sum of Ten and no 100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto party of the second part, (not as tenants in common, but as joint tenants,) the following described real estate, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Unit No 819 in Regal Chateaux I Condominium, as delineated on Survey of certain Lots or parts thereof in Regal Chateaux Subdivision of Lot 3 (except the East 400 feet thereof) in Arthur J. Mc Intosh and Company's Richwood Farms, being a Subdivision of the East 1/2 of the North East 1/4 of Section 4, Township 36 North, Range 13 East of the Third Principal Meridian which Survey is attached as Exhibit "A" to the Declaration of Condominium made by Ford City Bank, as Trustee under Trust Agreement dated November 19, 1973 known as Trust Number 615 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 23621971 as amended from time to time together with its undivided percentage interest in said Parcel (excepting from said Parcel all the Party and Space comprising the Units there-of as defined and set forth in said Declaration and Survey).

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 right 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.

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.

Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Tax Act

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

LET 518 AS

together with the tenements and appurtenances, thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said grantees forever, not in tenancy in common, but in joint tenancy.

THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEIGARD
7601 S. Cicero
Chicago, IL

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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and 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 ~~Assistant Vice President~~ Vice President and Trust Officer and attested by its ~~Assistant Vice President~~ Vice President and Trust Officer the day and year first above written.

FORD CITY BANK AND TRUST CO.
Trustee as aforesaid
Edward C. Sweigard
Vice President and Trust Officer

COOK
CO. NO. 016
074293
PA 11251
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
03.00

3
24 612 794

010-10e-70-8c

BOX 533

487 918 AS

State of Illinois }
COUNTY OF COOK }

Stella B. Kruder

A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that
Edward C. Sweigard

~~XXXXXXXXXXXX~~
Assistant Vice President and Trust Officer of the FORD CITY BANK AND TRUST CO.

and Edward J. Maci

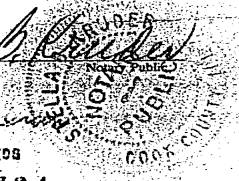
~~Assistant Vice President and Trust Officer~~ of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant Vice President and Trust Officer and Assistant Vice President and Trust Officer~~ respectively, appeared before me this 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 Company, for the uses and purposes therein set forth; and the said ~~Assistant Vice President and Trust Officer~~ did also then and there acknowledge that he, as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21st day
of August 1978.

Stella B. Kruder
Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 5 1 35 PM '78

RECORDED OF DEEDS
24612794



Property of Cook County Clerk's Office

487 918 AS

TRUSTEES DEED
FORD CITY BANK
AND TRUST CO.
As Trustee under Trust Agreement
To

mail to
FORD CITY BANK AND TRUST CO.
Chicago, Illinois