UNOFFICIAL COPY

COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HERERY CERTIFY	THIS INDENTURE, made this 14th day of September 19 78 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 Hillinois, not personally but as 17th stee 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 1st day of July 19 76, and known as Trust Number 39096 WITNESSETH, Unit said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) Considerations in hard p.id, does hereby grant, sell and convey unto said parties of the second part, the following described re i estate, situated in Cook County, Illinois, to-wit: See Legal (legal legal l		<u> </u>		<u></u>	
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Unit No. 304 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Crystal Towers Condominium Development, being a consolidation of Lot "A" and outlot "B" of Tally Ho Apartments, a development of part of the northeast quarter of the northeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 aforesaid; thence North 62° 45' 17" West along the Northeasterly line of said Lot 1 for a distance of 550.00 feet; thence. South 27° 14' 43" West (at right angles thereto) 412.14 feet to the point of beginning of the land being herein described; thence North 90° 00' 00" West 188.24 feet to a point on the West line of Lot 1 aforesaid 300.00 feet North of the Southwest corner of said lot; thence South 00° 00' 00" East along said West line 300.00 feet to the Southwest corner of Lot 1 aforesaid for a distance of 410.00 feet; thence North 00° 37' 33" West 182.38 feet; thence North 62° 45 17" West 247.16 feet to the point of beginning, in Cook County, Illinois.

which said survey is attached as Exhibit "B" to a certain Declaration of Condominium Ornership made by American National Bank & Trust Co. of Chicago, as Trustee under a certain Trust Agreement dated July 1, 1976 and known as Trust No. 39096 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 23997772.

together with an u givided $\frac{1.24~\%}{all}$ interest in said Parcel (excepting from raid Parcel all property and space comprising all the Units thereo, as defined and set forth in said Declaration of Condominium and survey).

Grantor furthermore expressly grants to the 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 aforement oned Declaration, and the rights and easements set forth in other Declaration of Condominium Gwnership whether heretofore or hereafter recorded affecting other premises in Lot 1, in Crystal Towers Condominium Development aforesaid, including, but not limited to, the easements for ingress and egress set forth therein.

This conveyance is made subject to all right, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, the rights and easements appurtmant to and for the benefit of said land as defined and set forth in a Declaration of Easement dated June 30, 1977 and recorded July 5, 1977 in the Office in the Cook County Recorder of Deeds as Document No. 23997771.

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END OF RECORDED DOCUMENT