

UNOFFICIAL COPY

24974871

This Indenture, Made this 14th day of May A. D. 19 79 between

LaSalle NATIONAL BANK

a national banking association, of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 20th day of August, 1971 and known as Trust Number 42930, party of the first part (the "Trustee"), and JOHN VITO FUZZO & SILVIA LEE FUZZO, his wife as joint tenants with right of survivorship, of 1536 Comanche Trail, Wheeling, Illinois, parties of the second part (the "Grantee").

66-94-104W

WITNESSETH, that said Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Grantee the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 1:

Unit Number 3-1-3 as delineated upon the Plat of Survey (hereinafter referred to as the "Plat") of the following described parcel of real property ("Parcel"):

11.00

Certain lots in Tahoe Village Subdivisions of part of the North half of the South half of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, *Subject to those matters listed on attached Exhibit A. which Plat is attached as Exhibit B to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Tahoe Village Condominium Town Houses (hereinafter referred to as the "Declaration") made by Trustee and as amended recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22270823, 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 Amended 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 conveyed on the conditional limitation that the percentage of ownership of said Grantee 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 the right of revocation is also hereby reserved to the Trustee herein to accomplish this result. The acceptance of this conveyance by the Grantee 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 recorded pursuant thereto.

Trustee also hereby grants to Grantee and Grantee's 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 set forth in the Plat of Subdivision recorded as Document 22342732 and Trustee 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:

- (1) real estate taxes for current and subsequent years;
- (2) the Condominium Property Act of the State of Illinois, the aforesaid Declaration and Plat;
- (3) easements, and building, building line and use or occupancy restrictions;
- (4) conditions and covenants of record, if any;
- (5) zoning ordinances;
- (6) Management Agreement as referred to in Declaration;
- (7) Grantee's mortgage, if any; and
- (8) acts done or suffered by Grantee,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee to the proper use, benefit and behoof of said Grantee forever.

Prepared By: John H. Mays
1070 N. Roselle Rd.
Hoffman Estates, Illinois

MAIL DEED TO: John Vito Fuzzo
1536 Comanche Trail
Wheeling Illinois 60090

165022
500-082-1
OFFICE OF ILLINOIS
RECORDS & CLERK
DEPT OF STATE
61.00
24974871

650 94 0600
709185
66 94 104

UNOFFICIAL COPY



EXHIBIT "A"

Easement Number 2:

Easement appurtenant to and for the benefit of C1 1 over outlot 1 in Tahoe Village Unit 3, being a subdivision of part to North West 1/4 of South East 1/4 of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian as created by Deed from La Salle National Bank, a national banking association, as Trustee under trust agreement dated August 20, 1971 and known as Trust No. 42930 to:

****JOHN VITO PUZZO AND SYLVIA LEE PUZZO, his wife ****
dated _____ and recorded _____ as document number _____
_____ for ingress and egress _____ in Cook County, Illinois.

Cook County Clerk's Office
12/25/2017

UNOFFICIAL COPY

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 and every trust deed or mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, the said Trustee has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

LA SALLE NATIONAL BANK,
as Trustee as aforesaid
and not personally

By [Signature]
Assistant Vice President

PROPERTY OF COUNTY CLERK'S OFFICE
Notary Seal: J. Kegeles, Assistant Secretary, State of Illinois, Cook County, DUDY MARUSZKA

RECORDED
*24974871

STATE OF ILLINOIS)
COUNTY OF COOK) FILED FOR RECORD
MAY 14 1974 2 24 PM

I, J. Kegeles, Notary Public in and for the county and state aforesaid, hereby certify that [Signature], personally known to me to be the Assistant Vice President of LA SALLE NATIONAL BANK, a national banking association, and [Signature], personally known to me to be the Assistant Secretary of said LA SALLE NATIONAL BANK, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered said instrument as Assistant Vice President and Assistant Secretary of said LA SALLE NATIONAL BANK, and caused the seal of said LA SALLE NATIONAL BANK to be affixed thereto, pursuant to the authority in them vested as their free and voluntary act and deed of said LA SALLE NATIONAL BANK for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of MAY, 1974.

My Commission expires on July 1, 1980

Mail to:

Mr & Mrs John Puzgo
(name)
1536 Comstock Trail
Wheeling, Ill. 60090
(address)

Grantee's address:

The above address is for statistical purposes only and is not a part of this Deed.

or:

Recorder's Office Box No. _____

Send Subsequent tax bills to:

(name)

(address)

END OF RECORDED DOCUMENT