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TRUSTEE'S DEED

24 060 415

Form 259

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this 30th day of April, 1977, 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 21st day of December, 1964, and known as Trust Number 21073 party of the first part, and CEDRIC F. COBB and JANIS D. COBB, his wife

, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) 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:

10.00

See Legal Description

together with the incumbrances and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common but in joint tenancy.

THIS INSTRUMENT PREPARED BY: KATHY MAHONEY UNITED DEVELOPMENT COMPANY 845 NORTH MICHIGAN AVENUE CHICAGO, ILLINOIS 60611

This deed is executed by the party of the first part, as Trustee, as aforesaid, and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. 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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By

[Signature] VICE PRESIDENT

Attest

[Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS DEPT. OF REVENUE COUNTY OF COOK Notary Public Seal This instrument prepared by: American National Bank and Trust Company 35 NORTH LA SALLE STREET, CHICAGO 60602

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Vice President and Assistant Secretary of the AMERICAN NATIONAL BANKING ASSOCIATION, Grantor, and KATHY MAHONEY, Vice President and Assistant Secretary of the AMERICAN NATIONAL BANKING ASSOCIATION, Grantee, are the same persons whose names are subscribed to the foregoing instrument as such. I, the undersigned, do hereby certify that the said instrument was signed and delivered by the said Grantor and Grantee as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date JUL 29 1977

[Signature] Notary Public

DELIVERY INSTRUCTIONS NAME: United Development STREET: 845 North Michigan CITY: Chicago, Ill. 60611 OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 235 - 200 Park Ave. Calumet City, IL

BOX 533

This space for affixing rules and revenue stamps

22800

Document Number

24 060 415

# UNOFFICIAL COPY

RIDER TO DEED  
FOR  
THE PARK OF RIVER OAKS CONDOMINIUM NO. 1 B

Unit 235 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 3 and that part of Lot 2 in River Oaks West Unit 1, being a Subdivision of part of the Northwest Quarter of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest Quarter of Section 24, Township 36 North, Range 14, East of the Third Principal Meridian lying above a horizontal plane drawn at an elevation of 609.13 (U.S.G.S. Datum) referenced to a bench mark being the brass plug at centerline of intersection of 159th Street and Paxton Avenue - Elevation = 601.02) bounded and described as follows: Commencing in the Southwest corner of said Lot 2; thence North  $18^{\circ}15'08''$  West 29 feet along the West line of said Lot 2; thence North  $71^{\circ}44'52''$  East 34.37 feet; thence South  $18^{\circ}15'08''$  East 29 feet to the South line of said Lot 2; thence South  $71^{\circ}44'52''$  West 34.37 feet; to the place of beginning, all in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 21073, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 21857542 as amended, together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Declaration of Condominium Ownership, as amended, in the Declarations recorded as Document Nos. 21712318 and 21712320 and as shown on the Plat recorded as Document No. 21704184. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declarations, and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them and the parties hereto for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 76 and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length therein; all other easements, covenants, conditions and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and the Condominium Property Act of the State of Illinois.

24 060 415

# UNOFFICIAL COPY

STATE OF ILLINOIS  
FILED FOR RECORD

AUG 16 1 07 PM '77

*Blaney H. ...*  
RECORDED OF DEEDS  
#24060415

Property of Cook County Clerk's Office