

UNOFFICIAL COPY

TRUSTEE'S DEED

Form TD 100-1

0408402

(The above space for recorders use only)

24 067 841

THIS INDENTURE, made this 15th day of July, 1977, between BANK OF RAVENSWOOD, an Illinois Banking Corporation 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 29th day of July, 1975, and known as Trust Number 1521, 1522 & 1523 party of the first part, and David Axelrod and Esther Axelrod, his wife, as joint tenants with right of survivorship and not as tenants in common grantees address: 3101 Toulen Dr parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$100) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: see legal attached

11.00

Together with the tenements and appurtenances therunto belonging,
TO HAVE AND TO HOLD the same unto said parties of the second part forever.

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 Vice-President and attested by its Trust Officer, the day and year first above written.

BANK OF RAVENSWOOD
As Trustee as Aforesaid

By [Signature] VICE-PRESIDENT
Attest [Signature] ASST LAND TRUST OFFICER

STATE OF ILLINOIS)
COUNTY OF COOK)

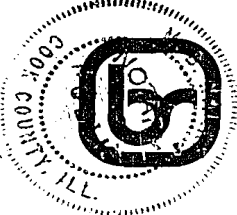
I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Terrance G. Healy
Vice-President of the BANK OF RAVENSWOOD, and Rita L. Slimm, Assistant Land

Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior/Assistant Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of July, 1977

Notary Public



ADDRESS OF PROPERTY:

MAIL TO: NAME Lois Scudler, Room 2440 Unit B-1 Building #300, Ville du Parc
ADDRESS 221 W La Salle Northbrook, Ill.
CITY AND STATE Chicago Ill 60661

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

M.B. Walke
BANK OF RAVENSWOOD
1825 WEST LAWRENCE AVENUE
CHICAGO, ILLINOIS 60640

OR RECORDER'S OFFICE BOX NO. _____

BOX 533

PROPERTY OF COOK COUNTY CLERK

478088 (100-1) 730844

Revenue stamps and riders affixed here.

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Property of Cook County, Illinois

DEED LANGUAGE
FOR CONDOMINIUM

Unit 81 in Building No. 300 in Ville du Parc Condominium as delineated on survey of certain lots or parts thereof in Ville du Parc, being a subdivision of part of the Southeast Quarter of Section 8, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded June 26, 1975 as Document No. 23129764 in Cook County, Illinois, plat of resubdivision recorded December 23, 1975 as Document No. 23333766, in Cook County, Illinois and plat of resubdivision number 2 recorded July 2, 1976 as Document No. 23544316 in Cook County, Illinois, which survey is attached as Exhibit B to Declaration of Condominium Ownership made by Bank of Ravenswood, an Illinois banking corporation, as Trustee under Trust Agreement dated the 29th day of July, 1975 and known as Trust No. 1521, as Trustee under Trust Agreement dated the 5th day of April, 1976 and known as Trust No. 1522, and as Trustee under Trust Agreement dated the 18th day of May, 1976 and known as Trust No. 1523, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 23604686, 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.

Subject to the Declarations of Covenants, Conditions, Restrictions, and Easements for the Ville du Parc Homeowners' Association dated the 17th day of August, 1976 made by Grantor, the Bank of Ravenswood, an Illinois banking corporation, as Trustee under Trust Agreement dated the 29th day of July, 1975 and known as Trust No. 1521, as Trustee under Trust Agreement dated the 5th day of April, 1976 and known as Trust No. 1522, and as Trustee under Trust Agreement dated the 18th day of May, 1976 and known as Trust No. 1523, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 23604685, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to

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grant said easements in the conveyances 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 document set forth as covenants running with the land.

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.

Grantor also hereby grants to grantee _____ successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual, exclusive easement for parking purposes in and to Parking Space No. 7 as defined and set forth in Declaration of Condominium Ownership and survey.

Grantor also hereby grants to grantees, 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 Ownership and grantor 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 of Condominium Ownership the same as though the provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

AUG 22 12 57 PM '77

Edw. J. ...
RECORDER OF DEEDS
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END OF RECORDED DOCUMENT