

# UNOFFICIAL COPY

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BOOK 1

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24 091 142

**This Indenture**, Made this 18th day of April A. D. 19 77  
 between **LA SALLE NATIONAL BANK**, a national banking association, 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 11th day of July,  
 19 72, and known as Trust Number 44398, party of the first part, and  
**CHRISTOPHER M. JUSTEN and KATHLEEN E. JUSTEN, his wife**, parties of the second part.  
 (Address of Grantor(s) 383 Van Gordon # 12  
Lakewood, Colorado 80225)

WITNESSETH, that said party of the first part, 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  
 parties of the second part, not as tenants in common, but as joint tenants, the following described  
 real estate, situated in Cook County, Illinois, to wit:

SEE TRUSTEE'S RIDER ATTACHED HERETO AND MADE A PART HEREOF

11.00

COOK  
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 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 SEP 27 1977  
 48.50

together with the tenements and appurtenances thereunto belonging.  
 Permanent Real Estate Index No. \_\_\_\_\_

**TO HAVE AND TO HOLD** the same unto said parties of the second part not in tenancy in  
 common, but in joint tenancy, and to the proper use, benefit and behoof of 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 affecting 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, 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 and  
 attested by its Assistant Secretary, the day and year first above written.

LaSalle National Bank  
 Assistant Secretary  
 L. Hirsh

**LaSalle National Bank**  
 as Trustee as aforesaid,  
 by *[Signature]*  
 Assistant Vice President

This instrument was prepared by:  
L. Hirsh

La Salle National Bank  
 Real Estate Trust Department  
 135 S. La Salle Street  
 Chicago, Illinois 60690

File to Christopher M. Justen  
 County Clerk's Office  
 Palatine, Ill

BOX 533

24 091 142

Property of Cook County Office

Unit No. 6-67 in THE GROVES OF HIDDEN CREEK CONDOMINIUM I as delineated on a survey of part of the Southeast quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit E to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for The Groves of Hidden Creek Condominium I ("Declaration") made by La Salle National Bank, as Trustee under Trust No. 44398, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 22827823; together with its undivided percentage interest in the Common Elements as set forth in the Declaration (excepting from said Parcel all the property and space comprising all of the Units thereof as defined and set forth in said Declaration and survey), as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record pursuant to the 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 effectively on the recording of each such Amended Declaration as though conveyed hereby.

This deed is given 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 the 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 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 the Declaration and to all the other terms of the 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, its 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 Declaration, and in the Declaration of Easements, Restrictions and Covenants for The Groves of Hidden Creek Community Association ("Homeowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22827822; as amended from time to time.

Grantor also releases to Grantee, its successors and assigns, any and all right, title and interest in and to an easement for access, ingress and egress over an area marked or identified as "66 ft Easement for ingress, egress, public utilities, including sewer, water and gas" on Exhibit E to the Declaration.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration and the Homeowner's Declaration the same as though the provisions of the Declaration and the Homeowner's Declaration were recited and stipulated at length herein.

24 091 142

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STATE OF ILLINOIS  
COUNTY OF COOK

ss:

JUDY HANUSZAK

I, \_\_\_\_\_ a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_

Assistant Vice President of LA SALLE NATIONAL BANK, and \_\_\_\_\_  
Assistant Secretary thereof, personally known to me to be the same persons whose names are  
respective, appeared before me this day in person and acknowledged that they signed and delivered  
said 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 said Assistant Secretary did also then and there acknowledge  
that he as custodian of the corporate seal of said Bank did affix 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 \_\_\_\_\_ day of \_\_\_\_\_, 1980.

*Judy Hanuszak*  
NOTARY PUBLIC

My Commission expires on July 12, 1980

*Richard R. Wilson*

RECORDER OF DEEDS

\* 24091142

COOK COUNTY ILLINOIS  
FILED FOR RECORD

SEP 6 9 00 AM '77

BOX 533

Box No. ....

TRUSTEE'S DEED  
(IN JOINT TENANCY)

ADDRESS OF PROPERTY  
.....  
.....

LaSalle National Bank

TRUSTEE  
TO

LaSalle National Bank

135 South La Salle Street  
CHICAGO, ILLINOIS 60690

8028 CP (11-74)

END OF RECORDED DOCUMENT