

UNOFFICIAL COPY

24 124 970

65-62-597H

This Indenture, Made this 10th day of August 19 77

between Ford City Bank, and Trust Co. a corporation of Illinois, as trustee under the provisions of

a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 19th day of November 19 73, and known as Trust Number, 615, party

of the first part, and David J. Kelton, Sr. and Jacqueline B. Kelton, his wife 13615 South Lavergne, Unit #108, Crestwood

of the county of Cook in the state of Illinois

party of the second part,

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WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and

other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, (not as tenants in common, but as joint tenants,) the following described real estate, to-wit:

Unit 108 in Regal Chateaux I Condominium as delineated on survey of certain lots or parts thereof in Regal Chateaux Subdivision of Lot 3 (except the east 400 feet thereof) in Arthur T. McIntosh and Company's Richwood Farms, being a subdivision of the East half of the Northeast quarter of Section 4, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Ford City Bank as trustee under Trust No. 615 recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 23 621 971; 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, in the percentages set forth in such amended Declaration, 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 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.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as right and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part 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 the same as though the provisions of said Declaration were recited and stipulated at length herein.

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2804-201-

CO. NO. 015

together with the tenements and appurtenances, thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said grantees forever, not in tenancy in common, but in joint tenancy.

THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEGARD
7601 S. Cicero
Chicago, IL

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

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Ford City Bank and Trust Co.
As Trustee as aforesaid,

By *June F. Ritchie*
Assistant Vice President and Trust Officer

Attest: *Edward C. Swegard*
Assistant Vice President and Trust Officer



State of Illinois } ss.
COUNTY OF COOK

Mary T. Abbott

A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY

CERTIFY, that: June R. Ritchie

Assistant Vice President and Trust Officer of the FORD CITY BANK and Trust Co.

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

GIVEN under my hand and Notarial Seal this 30th day of August 1977.

Mary T. Abbott
Notary Public.

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TRUSTEES DEED

FORD CITY BANK AND TRUST CO.

As Trustee under Trust Agreement

To

RECORDED
24 24 37 U
SEP 20 9 07 AM 1977

Maid to:
Ford City Bank & Trust Co.
761 So. Cicero
Chicago, Ill 60652
Attn: Helen Quinn
Box 533

FORD CITY BANK AND TRUST CO.
CHICAGO, ILLINOIS