

TRUSTEE'S DEED

STATE OF ILLINOIS
FOR RECORD

24 225 033

Edwin H. Wilson
RECORDER OF DEEDS
*24225033

Form 2459

Individual

The above space for recorders use only

DEC 5 1 44 PM '77

THIS INDENTURE made the 1st day of November, 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 MABEL COLSTON, divorced and not since remarried 7822 Ellis Ave., Chicago, Ill. party of the second part.

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

LEGAL DESCRIPTION ATTACHED

10.00

together with the tenements and appurtenances thereunto belonging.

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

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, pursuant to 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 hereto 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, }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, personally known to me to be the same persons whose names are subscribed to the foregoing such Vice President and Assistant Secretary respectively, appeared in person and acknowledged that they signed and delivered the said instrument as their voluntary act and as the free and voluntary act of said National Banking Association; that therein set forth; and the said Assistant Secretary then and there acknowledged that as its custodian of the corporate seal of said National Banking Association caused the seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's voluntary act and as the free and voluntary act of said National Banking Association for the purposes therein set forth.

Given under my hand and Notary Seal.

Notary Public
Date: NOV 08 1977

Olga Y. Manalich
Notary Public

DELIVERY INSTRUCTIONS

NAME: Mabel Colston
STREET: 500 Park Ave.
CITY: Calumet City, Ill.
OR: [Signature]

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
126 500 Park Avenue
Calumet City, Ill.

RECORDER'S OFFICE BOX NUMBER

BOX 533

Stamp: STATE OF ILLINOIS, RECORDER OF DEEDS, CHICAGO, ILLINOIS

24 225 033

Vertical handwritten notes: 65-82-329, 802253, 24 100 999 1014

UNOFFICIAL COPY

RIDER TO DEED
FOR
THE PARK OF RIVER OAKS CONDOMINIUM NO. 2

Unit(s) 1, 2 in The Park of River Oaks Condominium No. 2, as delineated on survey of Lot 5 and 6 or parts thereof in River Oaks West Unit No. 1, being a subdivision of part of the Northwest 1/4 of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the Subdivision of the Southwest 1/4 of Section 24 (all in Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as Parcel), 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 Agreement dated December 21, 1964 and known as Trust No. 21073, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22831375, as amended from time to time, together with the percentage(s) of the Common Elements appurtenant to said Unit(s) as set forth in said Condominium Declaration, which percentage(s) shall automatically change in accordance with amendments to said Condominium Declaration as same are filed of record, and together with additional Common Elements as such amendments to the Condominium Declaration are filed of record, in the percentages set forth in such amendments, which percentages in such additional Common Elements shall automatically be deemed to be conveyed effective on the recording of each such amendment 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 Condominium Declaration and any amendments recorded pursuant thereto, and the 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 Condominium Declaration and to all the other terms thereof, which is hereby incorporated herein by reference thereto, and to all the terms of each amendment recorded pursuant thereto.

Grantor also hereby grants to the Grantees, their successors and assigns, all rights and easements appurtenant to the premises hereby conveyed, the rights and easements set forth in the aforementioned Condominium Declaration, 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 Declaration as covenants running with the land.

This conveyance is also subject to the following: general taxes for 19 77 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 herein; 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.

END OF RECORDED DOCUMENT