

24 371 048

44-03-719-H

This Indenture, Made this 2nd day of February 19 78 and Trust Co.

between Ford City Bank, 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 1973, and known as Trust Number, 615, party of the first part, and William R. Bennett, a bachelor, 13616 Royal Ct., Crestwood, of the county of Cook in the state of Illinois, party of the second part,

11.00

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, the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Unit 211 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 Declarations, 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 easements 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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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

28-04-201-209

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 WAS PREPARED BY  
EDWARD C. SWEIGARD  
700 S. Cicero  
Chicago, IL

COOK  
CO. NO. 016  
0 4 9 7 3 7

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
RECEIVED  
MARCH 18 1988  
FEE \$ 39.00  
RB 11232

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 Asst. Vice-Pres. & Trust Officer and attested by its V.P. & Trust Officer, the day and year first above written.

24 371 048

**Ford City Bank** and Trust Co.  
Trustee as aforesaid,  
*Edward C. Sweigard*  
Asst. Vice-President and Trust Officer  
*Edward C. Sweigard*  
Asst. Vice-President and Trust Officer  
xxx

REORDER FROM CAGWALLADER & JOHNSON, INC.

State of Illinois }  
COUNTY OF COOK }

I Stella B. Kruder  
A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY, that June R. Ritchie Asst. Vice-Pres. &

Trust Officer of the FORD CITY BANK and Trust Co., ..... and  
Dolores Hudzinski A.V.P. & Co.  
~~Asst. Vice-Pres. & Trust Officer of said Company~~, Secretary of said Company, personally known  
to me to be the same persons whose names are subscribed to the foregoing instru-  
ment as such Trust Officer and Secretary, 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 ~~Secretary~~ 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 instru-  
ment 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 1st day  
of March 19 78



MAR 21 1978

RECORDED OF DEEDS  
\*24371048

*Bx 134*

**TRUSTEES DEED**

**FORD CITY BANK** and Trust Co.

As Trustee under Trust Agreement

To

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.....  
.....

FORD CITY BANK and Trust Co.  
CHICAGO, ILLINOIS

*Bennet*

*243832*