

UNOFFICIAL COPY

TRUSTEE'S DEED JOINT TENANCY



25749945

Form TR-7 4/67

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, made this 29th day of December, 1980, between MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a deed or deed in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 22nd day of June, 1978, and known as Trust Number 775, party of the first part, and GREGORY M. COZZI and PAMELA COZZI, his wife, 740 Jody Lane, Hoffman Estates, Illinois 60194, not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) ----- dollars, 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 Rider Attached for legal description.

This instrument was prepared by

PETER D. WALTER
Mount Prospect State Bank
15 East Busse Avenue
Mount Prospect, Ill. 60056

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

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 deed in trust delivered in said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage of any there be of record in said county given to secure the payment of money, and remaining unpaid as of 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.

MOUNT PROSPECT STATE BANK As Trustee as aforesaid,

By Peter D. Walter Assistant 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 ~~Assistant~~ Vice President and Assistant Secretary of the MOUNT PROSPECT STATE BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Vice President and Assistant 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 Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's 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 Notary Seal this 29th day of December, 1980. Date 12/30/80

Evelyn H. Hay Notary Public

DELIVERY INSTRUCTIONS
NAME ATTY RN Williams
STREET 1976 Fairway Ct
CITY Hoff. Est., IL 60195
OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
705 Central Road
Mount Prospect, Illinois 60056

This transfer exempt under bank provisions of the Real Estate Transfer Act and similar provisions of the Illinois Uniform Gifts to Minors Act.

Document Number

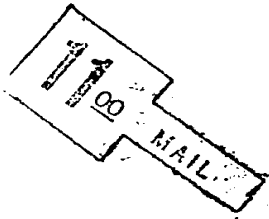
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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION RIDER

Unit 277 in Central Village Condominium, as delineated on plat of survey of all or portions of Lot 13 in Central Village, being a subdivision of part of the Northeast Quarter (1/4) of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit E to Declaration of Condominium made by Mount Prospect State Bank, a corporation of Illinois, as Trustee under Trust Agreement dated December 1, 1976, and known as Trust No. 615, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 23867157; 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 Amended 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.

This deed is conveyed 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 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 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 recorded pursuant thereto.

Grantor also hereby grants to GREGORY M. COZZI, his heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, and the 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 the said Declaration as though the same are recited and stipulated at length herein.

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END OF RECORDED DOCUMENT