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67-27-764 4/E

**This Indenture,** Made this 1st day of June, 19 79

between CITIZENS BANK & TRUST COMPANY, Park Ridge, Illinois, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to CITIZENS BANK & TRUST COMPANY in pursuance of a trust agreement dated the 30th day of September, 19 72, and known as Trust Number 66-1875, party of the first part, and DENNIS A. DITURI AND PATRICIA ANN DITURI, HIS WIFE 6660 Wood River Drive Niles, Illinois 60648 of Cook, party of the second part.

Witnesseth, That said party of the first part in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit-claim unto said party of the second part the following described real estate, situated in Cook County, Illinois, to-wit:

105, as delineated on a plat of \_\_\_\_\_ of:  
A portion of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of Section 30, Township 41 North, Range 13 East of the Third Principal Meridian in the Village of Niles, Cook County, Illinois

which plat of survey is attached as Exhibit C to the Declaration of Condominium Ownership for Wood River Park Condominiums made by Grantor, recorded in Cook County, Illinois as Document No. 25031661 (the "Declaration"); together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit D to the Declaration, as Exhibit D may be amended by an amendment to the Declaration ("Amendment") which may from time to time be recorded pursuant to the power reserved by Grantor in Article Eight of the Declaration, which undivided percentage interest shall automatically change as provided in an Amendment; and together with additional common elements as may be added or annexed by such Amendment, in the percentages set forth in such Amendment, which additional common element shall automatically be deemed to be conveyed effective upon the recording of such Amendment the same as though conveyed hereby.

Grantor also hereby grants to Grantees, their heirs, successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said property set forth in the Declaration. Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
MADE A PART HEREOF  
MADE A PART HEREOF

25267149

# UNOFFICIAL COPY

SEE ATTACHED RIDER (Unit #105)

COOK COUNTY, ILLINOIS

*Sidney H. Olson*

DEC-4 11 2 49

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COOK  
CO. NO. 015

1 3 0 8 9 1

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part forever not in tenancy in common but in joint tenancy.

STATE OF ILLINOIS  
REAL ESTATE  
CITIZENS BANK & TRUST COMPANY  
REVENUE TAX  
DEC-4-79  
REC'D  
C.T.L.  
002900

\$ 32<sup>00</sup> PAID  
C. C. I. REV. STAMP

subject to all General Taxes and Special Assessments of record, whether current, forfeited, sold or otherwise, and zoning and building ordinances.

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. Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its own individual capacity, and any individual liability on its part is hereby waived and released by the parties of the second part, their heirs, legal representatives, successors and assigns.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county 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 Vice-President and attested by its Assistant-Secretary the day and year first above written.

CITIZENS BANK & TRUST COMPANY

As Trustee as aforesaid and not personally,

*Jack Sawyer*  
Vice-President  
*Sidney H. Olson*  
Assistant-Secretary

THIS INSTRUMENT WAS PREPARED BY  
Trust Department B. Lester  
CITIZENS BANK & TRUST COMPANY  
Park Ridge, Illinois 60068

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State of Illinois,  
COUNTY OF COOK

} ss.

I Bernadette L. Lester

A Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Merton E. Sarvay Vice-President of the CITIZENS BANK & TRUST COMPANY, Park Ridge, Illinois, an Illinois banking corporation, and Stephen M. Totton Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank did affix the 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 8th of June 19 79

Bernadette L. Lester  
Notary Public



DEED

CITIZENS BANK & TRUST COMPANY  
As Trustee under Trust Agreement

TO

mail to  
Sam Banks  
221 N. LaSalle  
Chicago, Ill

CITIZENS BANK & TRUST COMPANY  
PARK RIDGE, ILLINOIS

END OF RECORDED DOCUMENT