

UNOFFICIAL COPY

TRUSTEE'S DEED

Shirley R. Olson 25272120
 1979 DEC 7 AM 9 21
 DEC--7-79 7 0 8 3 7 4 • 25272120 • A --- Rec 10.00

Form 2591

Joint Tenancy

The above space for recorders use only

THIS INDENTURE, made this First day of November, 1979, 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 Thirtieth day of May, 1979, and known as Trust Number 46656 party of the first part, and CAROL A. KRUSE, a spinster, HOWARD F. KRUSE and WANDA R. KRUSE, his wife, 1185 Higgins Quarter Drive, Hoffman Estates, Illinois, 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 in tenancy in common, but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A

53790

#21467
 DATE PAID
 12-6-79
 C. C. I. REV. STAMP

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEC-6-79 DEPT. OF REVENUE 18.75

together with the tenements and appurtenances thereunto 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 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 thereunto 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 _____ VICE PRESIDENT
 Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, }
 COUNTY OF COOK } ss.

This instrument prepared by:
 Stephen Dixon
 American National Bank and Trust Company
 33 NORTH LA SALLE STREET,
 CHICAGO 60690

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Stephen H. Dixon
 Notary Public

Date _____
 Notary Public _____

DELIVER
 NAME Robert F. Krug Sr.
 STREET 750 W. Northwest Hwy
 CITY ARLINGTON HTS, ILL 60004

Unit 2D, 705 Tipperary Court

Schaumburg, Illinois 60193

INSTRUCTIONS
 RECORDER'S OFFICE BOX NUMBER Return To Box 634

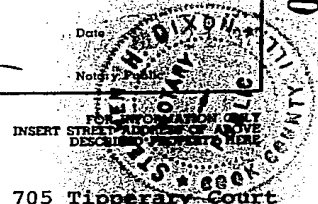
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25272120

18.75
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Document Number



LAKEWOOD CONDOMINIUM LEGAL DESCRIPTION

Unit 2D, 705 Ripperary Court, Schaumburg, Illinois of Lakewood Condominium as delineated on plat of survey of a part of Lot 16131 in Section 2, Weathersfield Unit 16, being a subdivision in the Northwest 1/4 of Section 27, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit "B" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under Trust Agreement dated May 30, 1979 and known as Trust No. 46656, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 25252295; 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.

The 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 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 all the terms of each Amended Declaration recorded pursuant thereto.

Grantor also hereby grants to Grantee, his heirs, successors, 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 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 herein.

This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration as though the provisions of said Declaration were recited and stipulated at length herein; and all other covenants, conditions, restrictions, and easements of record.

The Tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit, or had no such right of first refusal, pursuant to the provisions of the Illinois Condominium Property Act.

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