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69-81-5932

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This Indenture, Made this 13th day of December A.D. 1984 between VALLEY BANK & TRUST COMPANY, SOUTH ELGIN, an Illinois Corporation, as Trustee under the provisions of a deed in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 10th day of May 1984, and known as Trust Number 0288, party of the first part, and DIANE E. HUBKA, divorced and not remarried of Arlington Heights, Illinois party of the second part.

12.00

WITNESSETH, that said party of the first part, in consideration of the sum of ----- TEN -----

Dollars, (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party 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:

Unit 210 in Hellen Road Business Condominium, as delineated on a survey of the following described real estate:
Lot 4 in Hellen Road Subdivision, being a Subdivision of part of the East 1/2 of the North West 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Valley Bank and Trust Company of South Elgin, as Trustee under Trust Agreement dated May 16, 1984 and known as Trust Number 0288, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 13, 1984 as Document 27370394, in Cook County, Illinois;

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantee 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 Grantee shall be deemed an agreement with 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 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 the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 therein.

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

Perm. Tax No. 02-23-114-028-0000

Subject to: Real estate taxes for the year 1984 and subsequent years;
Restrictions and covenants of record;
Building lines and Village ordinances;

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UNOFFICIAL COPY

REC 15

Property of Cook County Clerk's Office

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part ~~not in joint tenancy~~,
~~but in joint tenancy~~ and to the proper use, benefit and behoof of said party of the second part forever.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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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 affecting the said real estate or any part thereof 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 President and attested by its Assistant Trust Officer-Vice-President, the day and year first above written.

VALLEY BANK & TRUST COMPANY, SOUTH ELGIN

as Trustee as aforesaid,

By [Signature] President

ATTEST:

[Signature]
Assistant Trust Officer

Exempt under provisions of Paragraph 4, Section 4
Real Estate Transfer Tax Act

12/13/84
Date

[Signature]
Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY

ROBERT J. SABIN
1040 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILL. 60005

27 394 934

STATE OF ILLINOIS, }
COUNTY OF KANE, } ss:

I, Linda L. Johnson, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Delvin W. Johnston President of
VALLEY BANK & TRUST COMPANY, SOUTH ELGIN, and Sue Ann Reed, Assistant Trust Officer-

thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment as such President and Assistant Trust Officer 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 Trust
Officer 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 13TH day of DEC. A.D. 1984

Linda L. Johnson
Notary Public

40040073

2011-11-11

27 394 024

Box No. _____
Trustee's Reed
(IN JOINT TENANCY)

ADDRESS OF PROPERTY

VALLEY BANK & TRUST COMPANY,
SOUTH ELGIN

TRUSTEE
TO

Mail To:
VALLEY BANK & TRUST COMPANY
101 E. STATE
SOUTH ELGIN, ILLINOIS 60177

BOX 333
ELGIN PRINTING SERVICE, INC.