

65450

THIS INDENTURE, made this 25th day of July, 1986, 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 30th day of May, 1979, and known as Trust Number 46656

party of the first part, and Lawrence R. Budde and Hazelle S. Budde, His Wife and 304 Glenridge Schaumburg, Illinois, 60193, parties of the second part, Jeanne Kelly, a married woman

WITNESSETH, that said party of the first part, in consideration of the sum of \$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 legal description"

FIN 00-000-000-000

revenue stamp

LAKWOOD CONDOMINIUM LEGAL DESCRIPTION

Unit 2B, 125 Mullingar Court 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, as amended from time to time, 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 in 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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RECEIVED

NAME  
STREET  
CITY  
INSTRUCTIONS

ANTHONY T. BUCKON  
2730 RIVER RD.  
DES PLAINES, IL 60018  
OR

RECORDERS OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
UNIT 2B  
125 MILLINAR COURT  
SCHAMBURG, ILLINOIS 60193

STATE OF ILLINOIS } COUNTY OF COOK }  
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, is such personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and the above named Vice President and Assistant Secretary thereof, appeared before me this day in person and acknowledged that they signed and delivered the said instrument in their own free and voluntary act and as the free and voluntary act of said National Banking Association for the said Association, and that they are duly authorized to execute and deliver the said instrument in their own free and voluntary act and as the free and voluntary act of said National Banking Association, and that the above named Vice President and Assistant Secretary thereof, are duly authorized to execute and deliver the said instrument in their own free and voluntary act and as the free and voluntary act of said National Banking Association for the said Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 7th day of March, 1934.  
Date  
Notary Public  
*Walter M. Brown*

and Trust Company  
33 NORTH LA SALLE STREET  
CHICAGO 60690  
American National Bank  
by *W. M. Brown*  
This instrument prepared



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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and for the exercise of the power and authority granted to and vested in it by the terms of said Deed of Trust and the provisions of said Trust Agreement above recited, and of every part hereof and nothing thereto ending.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and officers by its Assistant Secretary, the day and year first set forth above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, of the first part, and for personally.

By \_\_\_\_\_  
VICE PRESIDENT  
Attest \_\_\_\_\_  
ASSISTANT SECRETARY

This space for affixing riders and Document Number

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to legal, easements, and design, 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.