

THIS INDENTURE, made this 6th day of December, 1985, 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

Douglas G. Ponzoni and Victoria A. Kraus
1100 Westover Lane, Schaumburg, IL, 60193, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00..... Ten and no /100..... 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"

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 _____

Attest _____

VICE PRESIDENT

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 NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, a corporation, 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 said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused 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,

DEC 6 1985

Notary Public

This instrument prepared by: LORETTA M. SOVINSKI

American National Bank
and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60690

Loretta M. Sovinski

DELIVERY INSTRUCTIONS

NAME
STREET
CITY

DOUGLAS G. PONZONI
106 MULLINGAR CT. 110
SCHAUMBURG, IL 60193

OR

RECORDER'S OFFICE BOX NUMBER 334

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 1D
106 Mullingar Court
Schaumburg, Illinois 60193

This space for affixing stamps and revenue stamps

Document Number

86011637

UNOFFICIAL COPY

86011637

COOK COUNTY NO. 316 143319

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

★ ★ ★
JAN 9 '86 DEPT. OF REVENUE

PD 10687

25.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP JAN 9 '86

25.00

DEPT-01 RECORDING
T#1111 TRAN 1926 01/09/86 13.17.00
#2980 #A *86-011637



Mail To:
J. T. Sch.

UNOFFICIAL COPY

LAKWOOD CONDOMINIUM LEGAL DESCRIPTION

Unit 1D

106 Mullingar Court

of Lakewood Condominium as delineated on plat of survey of a part of Lot 16131 in Section 2, Weathersfield Unit 1 being a subdivision in the Northwest 1/4 of Section 27, Township 41 North, Range 10 East the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached 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 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 are recited and stipulated at length herein; and all other covenants, conditions, restrictions, and easements of record.

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, and the provisions of the Illinois Condominium Act.

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