

# UNOFFICIAL COPY

GRANT OF LIMITED COMMON ELEMENT

90621040

This Grant of Limited Common Element made this 30th day of March, 1981, by Chicago Title & Trust Company, as Trustee under Trust Agreement dated September 18, 1980 and known as Trust No. 1074350 ("Grantor").

W I T N E S S E T H:

\$ 16.00

WHEREAS, there has been submitted to the terms of the Condominium Property Act of the State of Illinois, all pursuant to a Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Evanston Terraces Condominium Association (herein "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25348723, a parcel of real estate which is legally described on Exhibit A attached hereto and by this reference made a part hereof ("Parcel");

WHEREAS, Grantor has conveyed condominium units created under the Declaration to individual purchasers, including the conveyance of Unit 15 to John E. & Ellen Gayle Callahan (herein "Grantee"), which unit is legally described in Exhibit B attached hereto and by this reference made a part hereof (herein "Grantee's Parcel");

WHEREAS, Grantor desires to grant to Grantee an Additional Exclusive Parking Use, as that term is defined in the Declaration, for a parking space located on a portion of the Parcel, which Additional Exclusive Parking Use shall be a Limited Common Element appurtenant to the Grantee's Parcel;

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, for itself, its successors, beneficiaries, grantees and assigns hereby declares as follows:

1. Grantor hereby grants to Grantee, her heirs, executors, administrators, successors and assigns, as a Limited Common Element appurtenant to the Grantee's Parcel, an Additional Exclusive Parking Use for parking purposes in and to Parking Space No. 18 as defined and set forth in the Declaration and in the Survey attached thereto.

2. The rights and interests herein granted and created shall be subject to the provisions of the Declaration and shall run with the land and shall inure to the benefit of and be binding upon all present and future owners, purchasers, mortgagees, tenants, occupants and any persons acquiring any interest in the Grantee's Parcel. Reference to the rights hereby created and imposed in any deed or instrument of conveyance, lease, mortgage, Trust Deed or other evidence of obligation with respect to the Grantee's Parcel, shall be sufficient to grant such rights and interests to the respective grantees, lessees, mortgagees, or trustees, as fully and completely as though such rights and interests were recited fully and set forth in their entirety in any such document.

COOK COUNTY, ILLINOIS

1980 DEC 24 AM 11:00

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IN WITNESS WHEREOF, Grantor, has executed this Grant of Limited Common Element as of the day and year first above written.

CHICAGO TITLE & TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated September 18, 1980 and known as Trust No. 1074350, and not personally

By: *Quentin Paraggs*  
Its: ASST. VICE PRESIDENT

Attest

*John M. Howard*  
Its: Assistant Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, ALDA DI MAYO, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEROTHY CANAZO, ASST. VICE PRESIDENT of CHICAGO TITLE & TRUST COMPANY OF CHICAGO, and LINDA LENARD, Assistant Secretary, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST. 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 Corporation, voluntary act, and as the free and voluntary act of said Bank, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that she, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Corporation, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this      day of     , 19    .

*Alda Di Mayo*  
Notary Public

My Commission Expires:  
5-10-82

*mat*  
This Instrument was prepared by:  
Jay Gilbert, Esq.  
Rudnick & Wolfe  
30 North LaSalle Street  
Chicago, Illinois 60602

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## EXHIBIT A

Blocks 13 and 20 (except the West 120.0 feet of said Blocks and also except the North 52.0 feet of the East 120.0 feet of said Block 13) in University Subdivision of the South 1/2 of Lot 20 and all of Lots 21 and 22 in George Smith's Subdivision of the South section of Quilmette Reservation in Township 42 North, Range 13 East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois.

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## EXHIBIT B

Unit No. 15 in Evanston Terraces Condominium as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Blocks 13 and 20 (except the West 120.0 feet of said Blocks and also except the North 52.0 feet of the East 120.0 feet of said Block 13) in University Subdivision of the South 1/2 of Lot 20 and all of Lots 21 and 22 in George Smith's Subdivision of the South section of Guilmette Reservation in Township 42 North, Range 13 East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois,

which Survey is attached to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Evanston Terraces Condominium Association made by American National Bank and Trust Company of Chicago, a national banking association, not personally but solely as Trustee under a Trust Agreement dated December 1, 1978 and known as Trust No. 45139 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 4th day of February, 1980, as Document No. 25348723; together with its percentage interest in the Parcel (excepting from the Parcel all the property and spaces comprising all of the units thereof as defined and set forth in said Declaration and Survey).



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Mail to:

RANDALL F. CLARK  
470 Merrimack Street  
Chicago IL 60654