

# UNOFFICIAL COPY

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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.

3632210

SUBJECT TO DECLARATION OF EASEMENTS BY GRANTOR DATED THE 14TH DAY OF MAY, A.D. 1987 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS, ON JUNE 16, 1987, AS DOCUMENT NUMBER LA 1626519, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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This Indenture, Made this 30 day of April A.D. 1987 between  
 THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation, as Trustee under the  
 provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated  
 the 18 day of April 1986 and known as Trust Number 3578  
 party of the first part, and James J. Russell and Eileen H. Russell  
 7324 West Fitch Avenue  
 of Chicago, IL 60631 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and NO/100

Dollars, (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant,  
 sell and convey unto said parties 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 No. 16-1641 in Arlington on the Ponds South Condominium as delineated on a survey  
 of the following described real estate:  
 A part of Lot 1 in Arlington on the Ponds I, being a Subdivision in the Northwest  
 Quarter (NW 1/4) of Section 21, Township 42 North, Range 11 East of the Third Principal  
 Meridian, according to the Plat thereof filed May 27, 1987 as document  
 LR 3520381 in Cook County, Illinois; which Survey is attached as Exhibit  
C to the Declaration of Condominium filed with the Registrar of  
 Titles June 16, 1987 as document LR 3626520; together with  
 its undivided percentage interest in the Common Elements.

PIN: 03-21-100-008, Volume 232

Common Address: 1641 Courtland Drive, Arlington Heights, IL 60004

together with the tenements and appurtenances thereto belonging.

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

- Subject to:
1. Real Estate Taxes for 1986 and subsequent years.
  2. The Illinois Condominium Property Act.
  3. Covenants, conditions and restrictions and building lines of record.
  4. Easements existing or of record.
  5. Encroachments, if any.

SEE TRUSTEE'S RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 ~~Assistant~~ Vice-President-~~Assistant~~ Trust Officer, and attested by its Assistant Vice-  
 President, ~~Assistant~~ Trust Officer, the day and year first above written.

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS  
 as Trustee as aforesaid.

By Ernest D. Knauer  
~~Assistant~~ Vice President ~~Assistant~~ Trust Officer  
 and

ATTEST:

[Signature]  
 Assistant Vice President ~~Assistant~~ Trust Officer  
 and

RETURN TO: KATHLEEN ESPOSITO, Esq.  
 382 Prospect  
 Elmhurst, IL 60126

16-1641  
 7/6/87  
 3632210  
 18-01226-08  
 (TESMON/CANNON)  
 LTA

3632210

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STATE OF ILLINOIS, )  
COUNTY OF COOK, ) ss:

I, Susan M. Anyotte a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that Anita D. Kraus ~~Assistant Vice-President~~ <sup>and</sup> Trust Officer, of  
**THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS**, and Leonidas Mata Assistant  
Vice-President ~~Assistant Trust Officer~~ thereof, personally known to me to be the same persons whose names are subscribed  
and Trust Officer <sup>and</sup> Vice President and  
to the foregoing instrument as such ~~Assistant Vice-President~~ Vice-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 Vice-President,  
~~Assistant Trust Officer~~ Trust Officer did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did  
affix the said corporate seal of said Bank to said instrument as his/her 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 20 day of May A.D. 19 87

Susan M. Anyotte  
Commission expires 12/6/89 Notary Public

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

6.00

3532210

IN DUPLICATE

UNIT  
12/64

3532210

Age of Grantee Legal  
Address \_\_\_\_\_  
Husband EACH  
Wife EITHER  
Submitted by \_\_\_\_\_  
Address \_\_\_\_\_  
Deliver New Grant to \_\_\_\_\_  
Remainder to \_\_\_\_\_  
S/g. Card \_\_\_\_\_  
White  
LAND TITLE CO.  
100 W. MONROE, 4th FLOOR  
CHICAGO, ILLINOIS 60603  
FILE # 1-801224-C9  
163 pages

Box No. \_\_\_\_\_  
**Trustee's Deed**  
(IN JOINT TENANCY)

ADDRESS OF PROPERTY  
\_\_\_\_\_  
\_\_\_\_\_

**THE BANK & TRUST COMPANY**  
OF ARLINGTON HEIGHTS

TRUSTEE  
TO

THIS INSTRUMENT WAS PREPARED BY  
Stanley A. Perry  
900 East Kensington Road  
Arlington Heights, Illinois



**THE BANK**  
& Trust Company of Arlington Heights  
100 East Kensington Road, Arlington Heights, Illinois 60015  
In the State of Illinois, Notary Public for Cook County, Illinois, expires on 12/6/89