

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.

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 LR 3626519, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, 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.

3634211

This Indenture, Made this 17 day of June A. D. 19 87 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 19 86, and known as Trust Number 3578, party of the first part, and Demetria A. Lonis, Divorced and not since remarried 6611 Norwood Court of Harwood Heights, IL 60656 party 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 party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 16-1647 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 3620381, in Cook County, Illinois; which Survey is attached as Exhibit C to the Declaration of Condominium filed with the Registrar of Titles on June 16, 1987, as document LR 3626520; together with its undivided percentage interest in the Common Elements. PIN: 03-21-100-008 Vol. 232 Common Address: 1647 Courtland Drive, Arlington Heights, IL 60004

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

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party 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.

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

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

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

ATTEST:

By [Signature] ~~XXXXXX~~ Vice-President and Trust Officer

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

Created by doc 3626520 from CIE 14/5/87 Description affects unit 16-1647

3631211

UNOFFICIAL COPY

Box No. _____

Trustee's Report

ADDRESS OF PROPERTY

THE BANK & TRUST COMPANY
OF ARLINGTON HEIGHTS

TRUSTEE

Return to Lawrence T. Applegate

205 W. Lauder Ave. New Cerritos, CA 90660

THE BANK & TRUST COMPANY
OF ARLINGTON HEIGHTS

900 East Kensington Road
ARLINGTON HEIGHTS, ILLINOIS 60004

1451031
IN DUPLICATE

3634211

3634211
16-1697
C.M.T.C.

Age of Grantee _____

Address _____

Husband _____

Wife _____

Submitted by _____

RY (BUS) YOU'RELL
OF TITLES

Legal

Signature _____

Reference to _____

Volume _____

LAND TITLE CO.

400 W. MONROE, 4th FLOOR

CHICAGO, ILLINOIS 60603

File # 71-801977-8

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX

075759

STATE OF ILLINOIS

563

Commission expires 12/6/89
Notary Public
Susan M. Amyotte
A. D. 1987
day of July

GIVEN under my hand and Notarial Seal this _____ day of July, 1987
I, Susan M. Amyotte, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Antea D. Kraus, Vice President and Trust Officer
& TRUST COMPANY OF ARLINGTON HEIGHTS, and Leonidas Mata, Vice President and Trust Officer
and Trust Officer of THE BANK and Trust Officer of THE BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 and Trust Officer and Trust Officer of THE BANK 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.