

UNOFFICIAL COPY

Subject to: 03672830

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, and party of the first part 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 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, No. 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 to 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.

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 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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Property of Cook County Clerk's Office

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This Indenture, Made this 1st day of December A.D. 19 85 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 18th day of April 19 86 and known as Trust Number 3578 party of the first part; and Robert F. Ferguson, Patricia Ann Ferguson, his wife of 348 Brentwood Dr., Des Plaines, IL 60016 part 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,

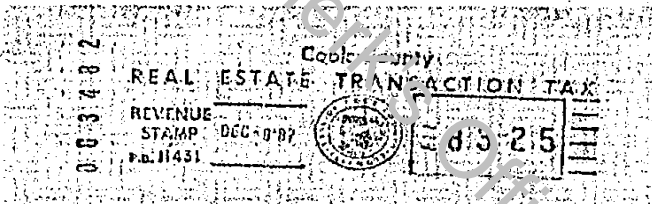
sell and convey unto said part ies of the second part, not as tenants in common, but as joint tenants, the following described real estate situated in Cook County, Illinois, to-wit:

Unit No. 13-1616 in Arlington on the Ponds South Condominium as delineated on a survey of the following described real estate: A part of Lot 7 in Arlington on the Ponds I, being a subdivision in the Northwest Quarter (NW1/4) 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 June 16, 1987 as document LR 3626520 as amended by First Amendment to Declaration of Condominium filed August 27, 1987, as document LR 3646974; together with its undivided percentage interest in the Common Elements. PIN: 03-21-100-008 Vol. 232 COMMON ADDRESS: 1616 Clayton Court, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said part ies of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said part ies of the second part forever.

- SEE TRUSTEE'S RIDER ATTACHED HERETO AND MADE A PART HEREOF Subject: 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, Esq. 900 East Kensington Road Arlington Heights, IL 60004

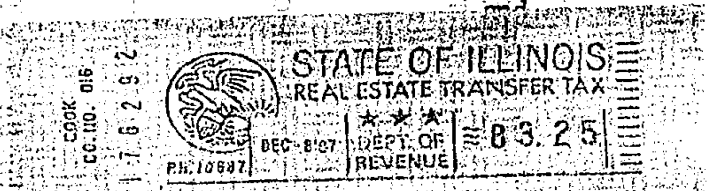


This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every trust deed or 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, Trust Officer, and attested by its Assistant Vice-President, Trust Officer, the day and year first above written.

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS as Trused as aforesaid. By [Signature] Vice-President Trust Officer

ATTEST: [Signature] Assistant Vice President Trust Officer



LAND TITLE COMPANY

P. Hove IL-801583-C8 1/82

created by doc 3626520 from CTF# 1451031 at Prod 3646974 description affects unit 13-1616 12-8-85

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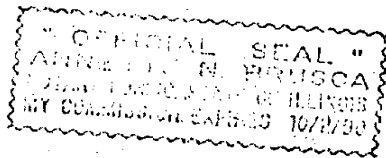
STATE OF ILLINOIS,
COUNTY OF COOK,

I, Annette Brusca a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Anita D. Kraus Assistant Vice-President and Trust Officer, of THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, and Leonidas Mata Assistant Vice-President and Trust Officer thereof, 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 Assistant 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 1st day of December A.D. 19 87

Annette Brusca
Notary Public



13-19-87
1/27/87

3672830

IN DUPLICATES

RECORDS SECTION
MAY 10 1987
DEC - 8 PM 3:05

Age of Grantee	1987
Address	
Husband	Edith
Submitted by	Edith
Address	672830
Deliver New certifi. to	
Remainder to	672830
Signature	
White	

LAND TITLE CO.
100 W. MONROE, 4th FLOOR
CHICAGO, ILLINOIS 60606

FILE # 13-80/583-C8

Box No. _____
Trustee's Deed
(IN JOINT TENANCY)

ADDRESS OF PROPERTY

THE BANK & TRUST COMPANY
OF ARLINGTON HEIGHTS

TRUSTEE
TO



THE BANK
& Trust Company of Arlington Heights
100 East Roosevelt Rd. • Arlington Heights, IL 60005
Direct To Walk Up Facility • North West Hwy at Belmont • Suburban Heights, IL 60198