

UNOFFICIAL COPY

3673850

Subject to:

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 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.

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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 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 18th day of April 19 86, and known as Trust Number 3578,

party of the first part, and Edythe MacIssac of 1406 Fern Dr., Mt. Prospect, IL part y of the second part. 60056

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 y of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 10-1625 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 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: 1625 Clayton Court, Arlington Heights, IL 60004

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 part y of the second part forever.

SEE TRUSTEE'S RIDER ATTACHED HERETO AND MADE A PART THEREOF
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, Esq.
900 E. Kensington Road
Arlington Heights, IL 60004

SEARCHED	INDEXED
SERIALIZED	FILED
DEC 1 1987	
COURT HOUSE	
ARLINGTON HEIGHTS, ILL.	
FEE \$ 0.50	

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

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

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

ATTEST:

[Signature]
Assistant ~~Secretary~~

Vice Pres. & Trust Officer

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$ 70.50

LAND TITLE COMPANY
TK 801571-C1 TRACK
3626520
3446974
10-1625
12-11-87

3673850

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Box No. _____

Trustee's Deed

ADDRESS OF PROPERTY

Age of Grantee _____
Address _____

Husband A widow

Wife _____

Submitted by _____

Address 3673850

TRUSTEE
TO

Remainder to _____

Remainder to _____

Sig. Card 3673850

White Card for Krause

200 E. Evergreen Ave

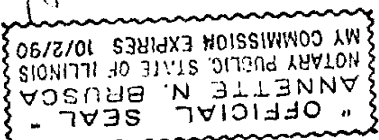
102 W. Monroe, 4th Floor

CHICAGO, ILLINOIS 60603

FILE # 4-881571-1

Reddy

45/03/
IN DUPLICATE
DEC 11 PM 2:55
HARRY LEON YOUNG
REGISTRAR OF DEEDS
Unit #
10-162255
3673855



Notary Public

GIVEN under my hand and Notarial Seal this _____ day of _____ A. D. 1987

I, Annette Brusca, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Anita D. Kraus
& TRUST COMPANY OF ARLINGTON HEIGHTS, and Leonidas Mata
personally known to me to be the same persons whose names are subscribed to the foregoing instrument as
such Assistant 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 Bank, for the uses and purposes therein set forth; and the said Assis-
tant Secretary 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.

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