



Successor Trustee's Deed
Joint Tenancy

UNOFFICIAL COPY

This Indenture, Made this 5th day of June A.D. 1989 between

NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation, as Successor Trustee to

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, Trustee

under the provisions of a deed or deeds in trust, duly recorded and delivered to said Corporation in pursuance of a trust agreement dated the 18th day of April 1986, and known as Trust Number 3528-AB,

party of the first part, and Sam L. Donarucci and Virginia L. Donarucci, his wife
of 1133 Tyrell Park Ridge, Illinois 60068 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. 4-1537 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 LP 3626520 as amended by Sixth Amendment to Declaration of Condominium filed June 1, 1989 as Document LR3799158 together with its undivided percentage interest in the Common Elements, together with the tenements and appurtenances thereunto belonging.

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

Common Address: 4-1537 Kendal Court, Arlington Heights, Illinois 60004

Permanent Index Number: 03-21-100-008 Vol. 232

This Document Was Prepared By: NBD Trust Company of Illinois
900 East Kensington Road
Arlington Heights, Illinois 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 unleased 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/ ~~Assistant Secretary~~ the day and year first above written.



NBD TRUST COMPANY OF ILLINOIS, as Successor Trustee aforesaid.

[Signature]
Vice President/ Trust Officer

ATTEST: *[Signature]*
Vice President/ Trust Officer/ Assistant Secretary

4-11-89 Description affects unit 4-1537 created by doc. 3799158 from CTE 0451031

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STATE OF ILLINOIS)
COUNTY OF Cook) SS:

I, Patricia A. Genenz a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Anita D. Kraus ~~Assistant~~ Vice President/Trust Officer of

NBD TRUST COMPANY OF ILLINOIS and Lawrence L. Kolman ~~Assistant~~ Vice President/Trust Officer/~~Assistant Secretary~~ thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Assistant~~ Vice President/Trust Officer and ~~Assistant~~ Vice President/Trust Officer/~~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 Corporation, for the uses and purposes therein set forth; and the said ~~Assistant~~ Vice President/Trust Officer/~~Assistant Secretary~~ did also then and there acknowledge that he/she as custodian of the corporate seal of said Corporation did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5th day of June A.D. 19 53

Patricia A. Genenz
My Commission Expires June 1, 1954

Notary Public

Subject to:

Party of the first part also hereby grants to parties of the second part, their successors and assigns, all 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, covenants, 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 15th day of May, A.D. 1951 and filed in the Office of the Registrar of Titles, Cook County, Illinois, on June 16, 1951, No. LA 242,519; which is incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, all 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, all 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 conveyance 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 Declaration set forth as covenants running with the land.

REAL ESTATE TRANSACTION TAX
REVENUE
STATE
ANALYST
11 29 50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 12 1953
DEPT. OF REVENUE
89.50

CHICAGO
6009 N. LEXINGTON ST.
CHICAGO, ILL. 60630

1. State taxes for 1953 and subsequent years;
2. Illinois Prorata Property Act;
3. Covenants, conditions and restrictions and
4. Easements existing or to be created.

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