Successor Trustee's Deed
Individual/Corporation

3823233

This Indenture, Made this 1st day of August A.D. 19 89 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 19 86, and known as Trust Number 3578-AH, party of the first part, and Mildred Pierremont, widow of 7153 W. Greenwood Morton Grove, IL 60053 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. 28-1537 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 1, 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 Fifth Amendment to Declaration of Condominium filed November 21, 1988, as Document LR 3755016; 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 party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

Common Address: 28 - 1537 Courtland Drive, Arlington Heights, IL 60004

Permanent Index Number: 03-21-100-017 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 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/Assistant Secretary the day and year first above written.

NBD TRUST COMPANY OF ILLINOIS, as Successor Trustee aforesaid,

By [signature]
Assistant Vice President/Trust Officer

ATTEST: [signature]
Assistant Vice President/Trust Officer/Assistant Secretary

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
84.00
Description affects unit 28-1537 created by doc 3755016 from CTE #
3823233

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss:

I, Annette N. Brusca 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 J. 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 3rd day of August A.D. 19 89

" OFFICIAL SEAL "
ANNETTE N. BRUSCA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/2/90

Annette N. Brusca
Notary Public

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 3[illegible]; 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 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.

IN DUPLICATE

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1989 SEP -7 PM 3:13

CAROL [illegible]
REGISTRAR OF TITLES

SUBJECT TO:
1. Real Estate Taxes for 1989 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.

CHICAGO TITLE INS.

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