

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)



Doc#: 0325433239
Eugene "Gene" Moore Fee: \$42.00
Cook County Recorder of Deeds
Date: 09/11/2003 11:19 AM Pg: 1 of 10

Mail to: Pearl A. Zager, Esq.
Vedder Price Suite 2600
222 North LaSalle Street
Chicago, IL 60601
Name & Address of Taxpayer:
John Rau
4 Indian Hill Road
Winnetka, IL 60093

RECORDER'S STAMP

8168040 Mundell CTC 1012 NO CABS

THE GRANTOR(S) Jeanne D. Lutz, married to Karl E. Lutz of the
Village of Winnetka, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS CONVEYS AND
WARRANTS to John Rau

180 East Pearson, Suite 4303 Chicago IL 60611
Grantee(s) Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Public utility easements, if any, as shown on the survey that do not lie under any improvements on the property; Private easements described in attached Exhibit "A"; General real estate taxes which are not currently payable; restrictions contained in warranty deed made by Jeanne D. Lutz, as grantor to G.R. Development, Inc., as granter recorded April 24, 2003 as document no. 0311433049; and, Act done or suffered by purchaser.

NOTE: If additional space is required for legal - attach on separate 8 1/2 x 11 sheet.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-21-321-057-0000

Property Address: 4 Indian Hill Road, Winnetka, IL 60093

DATED this 13th day of August, 2003.

(SEAL)

Jeanne D. Lutz (SEAL)
Jeanne D. Lutz

(SEAL)

Karl E. Lutz (SEAL)
Karl E. Lutz (for waiver of homestead only)

BOX 333-CTI

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

10

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeanne D. Lutz and Karl E. Lutz,
personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13 day of August, 2003.



[Signature]

Notary Public

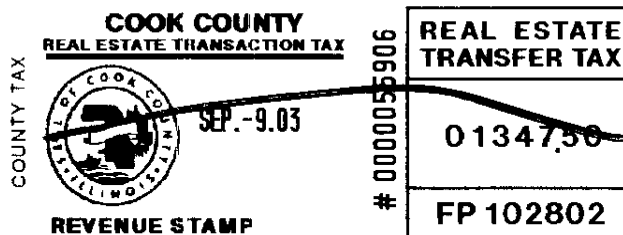
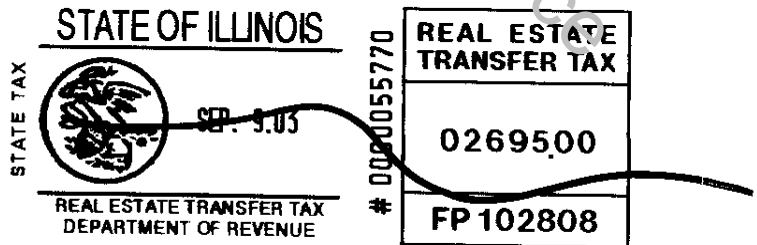
NAME AND ADDRESS OF PREPARER:

Earl A. Talbot, Esq.
Hoogendoorn and Talbot
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
_____, SECTION 4, REAL ESTATE
TRANSFER ACT.

DATE: _____
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).



UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER****PARCEL 1:**

LOT 1 IN THE LUTZ SUBDIVISION, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1999 AS DOCUMENT 99424071, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 AFORESAID OVER THE NORTH 20.00 FEET OF THE SOUTH 25.00 FEET OF THAT PART OF LOT 3 IN OWNERS SUBDIVISION AFORESAID LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF PARCEL ABOVE DESCRIBED TO THE SOUTHWEST CORNER OF LOT 5 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID, EAST OF THE EASTERLY LINE OF PARCEL 1 AND WEST OF A LINE 87.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 5 IN SAID INDIAN HILL SUBDIVISION NO. 1 AS CREATED BY DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO ROBERT C. BIDDLE AND FANNIE T. BIDDLE, HIS WIFE, DATED APRIL 10, 1953 AND RECORDED APRIL 16, 1953 AS DOCUMENT 15593895, AS CREATED IN DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO AMBROSE J. MASSEY AND ROSALIE M. MASSEY, DATED JANUARY 15, 1953 AND RECORDED MAY 25, 1953 AS DOCUMENT 15626123,

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

(A) THE WESTERLY 1/2 OR 7.00 FEET OF THE 14-FOOT PRIVATE DRIVE, THE CENTERLINE OF WHICH SAID PRIVATE DRIVE FORMS THE EASTERLY BOUNDARY OF LOTS 8 AND 10 OF INDIAN HILL SUBDIVISION NO. 2, BEING A SUBDIVISION IN SECTION 20 AND SECTION 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASEMENT CREATED BY DEED FROM CENTRAL TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 5, 1912 AND KNOWN AS TRUST NUMBER 2574, TO ROLAND WHITMAN DATED APRIL 15, 1916 AND RECORDED MAY 18, 1916 AS DOCUMENT 5870801,

(B) THE EASTERLY 1/2 OR 7.00 FEET OF THE 14-FOOT PRIVATE DRIVE, THE CENTERLINE OF WHICH FORMS THE WESTERLY BOUNDARY LINE OF LOTS 1 AND 4 OF INDIAN HILL SUBDIVISION NO. 1 THE CENTERLINE OF THE AFORESAID 14-FOOT PRIVATE DRIVE IS CLEARLY INDICATED ON THE PLAT OF INDIAN HILL SUBDIVISION NO. 1 RECORDED MARCH 28, 1916 AS DOCUMENT 5833658 AS WELL AS ON THE PLAT OF INDIAN HILL SUBDIVISION NO. 2 RECORDED DECEMBER 17, 1915 AS DOCUMENT 5772391,

(C) THE 16-FOOT PRIVATE DRIVE LYING SOUTH OF LOT 1 AND ALONG THE NORTH LINE OF LOT 6, IN INDIAN HILL SUBDIVISION NO. 1 AS SHOWN ON THE PLAT OF INDIAN HILL SUBDIVISION NO. 1 IN SECTION 20, SECTION 21, SECTION 28 AND SECTION 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED MARCH 28, 1916 AS DOCUMENT 5833658 AND AS EVIDENCE BY THE

UNOFFICIAL COPY

DEED FROM THE CENTRAL TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 2574, TO INDIAN HILL CLUB DATED JULY 1, 1918 AND RECORDED DECEMBER 16, 1918 AS DOCUMENT 6435401, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 AFORESAID OVER THE WEST 6.00 FEET OF THE EAST 93.00 FEET OF THAT PART LYING WEST OF THE WEST LINE AND THE WEST LINE EXTENDED NORTH OF LOT 5 IN SAID INDIAN HILL SUBDIVISION NO. 1 OF SAID LOT 3 IN SAID OWNERS SUBDIVISION LYING NORTH OF A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE EXTENDED WEST OF SAID LOT 5 IN SAID INDIAN HILL SUBDIVISION NO. 1 AND SOUTH OF THE SOUTH LINE EXTENDED WEST OF LOT 2 IN SAID OWNERS SUBDIVISION AND OVER THE NORTH 6.00 FEET OF THAT PART OF SAID LOT 3 IN SAID OWNERS SUBDIVISION LYING SOUTH OF AND ADJOINING THE SOUTH LINE AND THE SOUTH LINE EXTENDED WEST OF SAID LOT 2 IN SAID OWNERS SUBDIVISION AND EAST OF A LINE 87.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 5 IN SAID INDIAN HILL SUBDIVISION NO. 1 EXTENDED NORTH AS CREATED BY DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO ROBERT C. BIDDLE AND FANNIE T. BIDDLE, HIS WIFE, DATED APRIL 10, 1953 AND RECORDED APRIL 16, 1953 AS DOCUMENT 15593895 AND RESERVED IN DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO ELIZABETH S. COHRS DATED JUNE 30, 1951 AND RECORDED JULY 11, 1951 AS DOCUMENT 15119970, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

AN EASEMENT 20.00 FEET IN WIDTH FOR INGRESS AND EGRESS AND UTILITIES FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 AFORESAID OVER AND ACROSS THAT PART OF LOT 3 IN OWNERS SUBDIVISION OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1 OF PART OF SECTION 21 AND SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1922 AS DOCUMENT 7751931 IN BOOK 174 OF PLATS, PAGE 20 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 21, 700.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 21, SAID POINT OF BEGINNING BEING AT AN ANGLE IN THE EAST LINE OF SAID LOT 3, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, 156.4 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21, 20.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 3, 178.29 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID LOT 3, 20.00 FEET, MORE OR LESS TO THE EAST LINE OF LOT 3 HEREINBEFORE DESCRIBED EXTENDED TO THE SOUTH AND THENCE NORTH 22.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AS RESERVED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 28300 TO CHARLES M. HINES AND FLORENCE N. HINES DATED SEPTEMBER 13, 1946 AND RECORDED SEPTEMBER 26, 1946 AS DOCUMENT 13902167 AND AS GRANTED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 28300 TO NORMA H. JOHNSON DATED DECEMBER 29, 1949 AND RECORDED JULY 3, 1950 AS DOCUMENT 14840952, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT CREATED BY GRANT FROM NORMA H. JOHNSON AND E. H. JOHNSON, HER

UNOFFICIAL COPY

HUSBAND, DATED APRIL 7, 1953 AND RECORDED APRIL 16, 1953 AS DOCUMENT 15593894 FOR INGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 3 IN OWNERS SUBDIVISION OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1 OF THAT PART OF SECTION 21, AND SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1922 IN BOOK 174 OF PLATS PAGE 20 AS DOCUMENT 7751931, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE EXTENDED WEST OF LOT 5 IN INDIAN HILL SUBDIVISION NO. 1, AFORESAID, 472.88 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH WESTERLY AT AN ANGLE WITH THE SOUTH LINE EXTENDED WEST OF SAID LOT 5 OF 102 DEGREES, 18 MINUTES AS MEASURED FROM EAST TO NORTHWEST, A DISTANCE OF 18.52 FEET TO THE WEST LINE EXTENDED NORTH OF A 20-FOOT EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THAT PART OF LOT 3 AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 21, 700.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 21,

SAID POINT OF BEGINNING BEING AT AN ANGLE IN THE EAST LINE OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, 156.4 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21, 20.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 3, 178.29 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 3, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 20.00 FEET; MORE OR LESS TO THE EAST LINE OF LOT HEREINBEFORE DESCRIBED EXTENDED TO THE SOUTH; THENCE NORTH 22.88 FEET, MORE OR LESS TO THE POINT OF BEGINNING, AS CREATED BY DEED RECORDED AS DOCUMENT 13902167; THENCE SOUTH ALONG THE WEST LINE EXTENDED OF SAID 20-FOOT EASEMENT, A DISTANCE OF 18.10 FEET TO THE SOUTH LINE EXTENDED WEST OF SAID LOT 5, THENCE EAST 3.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 AFORESAID, OVER THE EASTERLY 10.00 FEET OF THAT PART OF LOT 3 IN OWNERS SUBDIVISION OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1922 IN BOOK 174 OF PLATS, PAGE 20 AS DOCUMENT 7751931 DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE EXTENDED WEST OF LOT 5 IN INDIAN HILL SUBDIVISION NO. 1, AS PER PLAT RECORDED MARCH 28, 1916 AS DOCUMENT 5833658 AT A POINT ON SAID LINE 472.88 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 5, THENCE WEST ALONG SAID EXTENDED SOUTH LINE OF LOT 5, A DISTANCE OF 123.97 FEET; THENCE NORTH WESTERLY 173.05 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 IN SAID INDIAN HILL SUBDIVISION NO. 1, 16.00 FEET WEST OF THE SOUTH EAST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF LOT 3 AND CONTINUING EAST ALONG THE SAID LINE OF LOT 2 IN SAID INDIAN HILL SUBDIVISION NO. 1, A DISTANCE OF 57.00 FEET; THENCE NORTH EASTERLY ALONG A LINE WHICH IS THE SOUTHEASTERLY LINE OF LOT 2 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID, A DISTANCE OF 112.75 FEET; THENCE SOUTH EASTERLY ALONG A LINE MAKING AN ANGLE WITH THE LAST DESCRIBED LINE OF 58 DEGREES, 36 MINUTES, 30 SECONDS AS MEASURED FROM NORTHEAST TO EAST, A DISTANCE OF 11.10

UNOFFICIAL COPY

FEET, THENCE SOUTHEASTERLY 239.15 FEET TO THE POINT OF BEGINNING; ALL IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 28300 TO NORMA H. JOHNSON DATED DECEMBER 29, 1949 AND RECORDED JULY 3, 1950 AS DOCUMENT 14840952, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A"

1. A PERPETUAL EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND INSPECTION OF A WATER SYSTEM, WATER MAINS, PIPES AND CONDUITS, SANITARY AND STORM SEWERS, CONDUITS, AND CONNECTIONS, ELECTRIC LIGHT AND POWER AND TELEPHONE SYSTEMS AND ELECTRIC LIGHT AND POWER AND TELEPHONE WIRES, CABLES AND CONDUITS, A GAS DISTRIBUTING SYSTEM AND GAS MAINS, PIPES AND CONDUITS, AND SUCH OTHER UTILITIES AS ARE SUITABLE FOR THE PUBLIC OR COMMUNITY SERVICE, SUCH EASEMENT TO BE IN, OVER, UPON AND UNDER AND TO BE LIMITED TO THAT PART OF LAND FALLING IN THE FOLLOWING DESCRIBED LAND:

THE NORTH 15.0 FEET OF THE SOUTH 35.0 FEET OF THE EAST 639.0 FEET, EXCEPT THE EAST 87.0 FEET THEREOF, OF THAT PART OF LOT 3 OF OWNERS' SUBDIVISION OF LOT 1 OF INDIAN HILL SUBDIVISION NO. 1 LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 5 OF INDIAN HILL SUBDIVISION NO. 1 AND NORTH OF AND ADJOINING THE SOUTH LINE EXTENDED WEST OF LOT 5 AFORESAID; ALSO THE EASTERLY 15.0 FEET OF THE WESTERLY 25.0 FEET OF THAT PART OF LOT 3 OF OWNERS' SUBDIVISION OF LOT 1 OF INDIAN HILL SUBDIVISION NO. 1 LYING EAST OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTH LINE EXTENDED WEST, OF LOT 5 IN INDIAN HILL SUBDIVISION NO. 1 DISTANT 472.96 FEET WEST OF SOUTH WEST CORNER OF SAID LOT 5, THENCE NORTHWESTERLY AT AN ANGLE OF 102 DEGREES 18 MINUTES AS MEASURED FROM EAST TO NORTH WEST A DISTANCE OF 250.0 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF LOT 2 OF INDIAN HILL SUBDIVISION NO. 1; ALSO THE WEST 15.0 FEET OF THE NORTH 250.0 FEET OF THAT PART OF LOT 3 OF OWNERS' SUBDIVISION OF LOT 1 OF INDIAN HILL SUBDIVISION NO. 1, LYING EAST OF AND ADJOINING THE EAST LINE AND THE EAST LINE EXTENDED SOUTH OF LOT 2 OF INDIAN HILL SUBDIVISION NO. 1; ALSO THE EASTERLY 15.0 FEET OF THAT PART OF LOT 3 OF OWNERS' SUBDIVISION OF LOT 1 OF INDIAN HILL SUBDIVISION NO. 1, LYING SOUTH OF A LINE 35.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE EXTENDED WEST, OF LOT 5 IN INDIAN HILL SUBDIVISION NO. 1 AND WESTERLY OF AND ADJOINING A LINE MAKING AN ANGLE OF 85 DEGREES 56 MINUTES, AS MEASURED FROM EAST TO SOUTH, WITH SOUTH LINE EXTENDED WEST, OF LOT 5, IN INDIAN HILL SUBDIVISION NO. 1 AND DRAWN THROUGH A POINT ON SAID SOUTH LINE, EXTENDED WEST, 620.85 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 5; ALL IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN VILLAGE OF WINNETKA COOK COUNTY, ILLINOIS AS DESCRIBED IN PLAT OF EASEMENT FOR UTILITIES RECORDED AUGUST 10, 1949 AS DOCUMENT 14608641.

(AFFECTS PARCEL 1)

2. EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 25.00 FEET OF PARCEL 1 AS DISCLOSED BY DEED FROM MEADOW GLEN CORPORATION, AN ILLINOIS CORPORATION, TO ELIZABETH S. COHRS DATED JUNE 30, 1951 AND RECORDED JULY 11, 1951 AS DOCUMENT 15119970, AND AS DISCLOSED BY DEED FROM MEADOW GLEN CORPORATION, TO ROBERT C. BIDDLE AND FANNIE T. BIDDLE DATED APRIL 10, 1953 AND RECORDED APRIL 16, 1953 AS DOCUMENT 15593895 AND IN GRANT FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO MARTIN LINDSAY AND MARGARET B. LINDSAY, HIS WIFE, DATED OCTOBER 25, 1954 AND RECORDED OCTOBER 28, 1954 AS DOCUMENT 16056949.

UNOFFICIAL COPY

(AFFECTS PARCEL 1)

3. EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 10.00 FEET AND SOUTH 25.00 FEET OF PARCEL 1 AS DISCLOSED BY MORTGAGE FROM MEADOW GLEN CORPORATION, AN ILLINOIS CORPORATION, TO CONNECTICUT GENERAL LIFE INSURANCE COMPANY, A CORPORATION OF CONNECTICUT, RECORDED DECEMBER 4, 1951 AS DOCUMENT 15229806.

(AFFECTS THE WEST 10.00 FEET AND THE SOUTH 25.00 FEET OF PARCEL 1)

4. EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 10.00 FEET OF PARCEL 1 AS GRANTED IN THE WARRANTY DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO MARTIN LINDSAY AND MARGARET B. LINDSAY, HIS WIFE, AS JOINT TENANTS, DATED SEPTEMBER 8, 1954 AND RECORDED SEPTEMBER 27, 1954 AS DOCUMENT 16027253 CONVEYING OTHER PROPERTY AND AS GRANTED IN DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO NORMA H. JOHNSON DATED DECEMBER 29, 1949 AND RECORDED JULY 3, 1950 AS DOCUMENT 14840952.

(AFFECTS PARCEL 1)

5. EASEMENT GRANTED IN THE DEED FROM THE CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 28300 TO ROLAND D. WHITMAN DATED DECEMBER 11, 1945 AND RECORDED DECEMBER 28, 1945 AS DOCUMENT 13686485 CONVEYING LAND TO SAID GRANTEE, HIS WIFE, DEVISEE AND ASSIGNS OF THE RIGHT TO USE THE WATER AND GAS SUPPLY LINES NOW RUNNING FROM HILL ROAD ACROSS THE EASTERLY PART OF LOT 3 IN OWNERS' SUBDIVISION AFORESAID, FOR THE PURPOSE OF SUPPLYING WATER AND GAS TO THE LAND CONVEYED BY SAID DEED AND FOR THE PURPOSE OF REPAIRING MAINTAINING AND OPERATING SAID WATER AND SUPPLY LINE IN COMMON HOWEVER WITH THE GRANTOR HIS SUCCESSORS AND ASSIGNS.

(AFFECTS PARCEL 4)

6. EASEMENT CREATED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 28300 TO ROLAND D. WHITMAN, DATED DECEMBER 11, 1945 AND RECORDED DECEMBER 28, 1945 AS DOCUMENT 13686485 CONVEYING PROPERTY NOT NOW IN QUESTION TO THE GRANTEE, HIS HEIRS, DEVISEES GRANTEES AND ASSIGNS OF THE RIGHT TO USE AS A FOOT PATH FOR INGRESS AND EGRESS BY PEDESTRIAN TRAVEL ONLY TO AND FROM THE LAND CONVEYED BY SAID DEED AND CHURCH ROAD OVER THAT PART OF LOT 3 IN OWNERS' SUBDIVISION AFORESAID LYING NORTH OF THE SOUTH LINE OF THE NORTH 1 ROD OF THE SOUTH 20 ACRES OF THE SOUTH 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21 AFORESAID AND EAST OF THE WEST LINE OF LOT 1 IN SAID OWNERS' SUBDIVISION OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID EXTENDED SOUTH.

(AFFECTS PARCEL 4)

7. EASEMENT GRANTED TO THE SANITARY DISTRICT OF CHICAGO BY INSTRUMENT DATED FEBRUARY 25, 1914 AND RECORDED MAY 26, 1914 IN BOOK 12743 PAGE 328 AS DOCUMENT 5424665 TO CONSTRUCT AND MAINTAIN A SEWER UNDER AND THROUGH

UNOFFICIAL COPY

SO MUCH OF LAND FALLING IN THE NORTH 33.00 FEET OF THE NORTHWEST 1/4 OF SECTION 28; THE SOUTH 33.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 21; THE SOUTH 33.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 20, AND THE NORTH 33.00 FEET OF THE NORTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

(AFFECTS PARCELS 3 AND 5)

8. PERPETUAL EASEMENT ON, ALONG AND UNDER THAT PART OF THE WESTERLY 1/2 OF THE 4-FOOT PRIVATE DRIVE DESCRIBED IN PARCEL 3 WHICH LIES NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF LOT 8 IN INDIAN HILL SUBDIVISION NO. 2, 47.56 FEET SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE WESTERLY LINE OF SAID LOT 8, 128.23 FEET SOUTHERLY FROM THE NORTH WEST CORNER OF SAID LOT 8, FOR THE PURPOSE OF INSTALLING AND MAINTAINING AN UNDERGROUND GAS MAIN TO SERVICE THAT PART OF SAID LOT 8 LYING SOUTH OF THE ABOVE DESCRIBED LINE, AS CREATED BY DEED FROM FLORENCE J. FAIRMAN TO MARY F. HICKS DATED MARCH 4, 1950 AND RECORDED AUGUST 8, 1950 AS DOCUMENT 14750017.

(AFFECTS PARCEL 3)

9. GRANT OF THE PRIVILEGE TO CONNECT WITH THE WATER MAINS NOW LOCATED IN THE ROADWAYS AND PRIVATE DRIVES ADJOINING OR LEADING FROM THE LAND DESCRIBED AS LOTS 1 AND 4 OF INDIAN HILL SUBDIVISION NO. 1, AS SHOWN BY PLAT RECORDED AS DOCUMENT 5833658, AND CONNECTING WITH ANY SEWER SYSTEM INSTALLED BY THE GRANTOR FOR THE USE OF THE SURROUNDING OR NEIGHBORING LAND, AS CONTAINED IN THE DEED FROM CENTRAL TRUST COMPANY OF ILLINOIS AS TRUSTEE UNDER TRUST NO. 2574 TO ROLAND D. WHITMAN, DATED APRIL 15, 1916 AND RECORDED MAY 18, 1916 AS DOCUMENT 5870801.

(AFFECTS PARCEL 3)

10. PROVISION CONTAINED IN THE DEED TO CHARLES M. HINES AND FLORENCE N. HINES RECORDED SEPTEMBER 26, 1946 AS DOCUMENT 13802197 THAT NO BUILDING SHALL BE BUILT ON THE LAND THEREIN CONVEYED WITHOUT THE APPROVAL OF THE ARCHITECT'S PLANS BY THE PRESIDENT OF THE CHICAGO TITLE AND TRUST COMPANY.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS PARCEL 5)

11. EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20.00 FEET AND FOR PUBLIC UTILITIES OVER THE NORTH 15.00 FEET OF THE SOUTH 35.00 FEET OF THE LAND DESCRIBED IN PARCELS 6 AND 7 AS RESERVED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 28300, TO NORMA H. DATED DECEMBER 29, 1949 AND RECORDED JULY 3, 1950 AS DOCUMENT 14840952.

(AFFECTS PARCELS 6 AND 7)

12. EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF PARCEL 1 LYING NORTHERLY OF A LINE DRAWN FROM A POINT ON THE WESTERLY LINE OF PARCEL

UNOFFICIAL COPY

1, 31.10 FEET SOUTH OF THE MOST NORTHERLY CORNER TO A POINT ON THE NORTHERLY LINE 31.10 FEET SOUTHEASTERLY OF THE MOST NORTHERLY CORNER AS DISCLOSED BY INSTRUMENT DATED AUGUST 1, 1953 AND RECORDED SEPTEMBER 1, 1953 AS DOCUMENT 15709507.

(AFFECTS PARCEL 1)

13. EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20.00 FEET OF THE SOUTH 25.00 FEET OF PARCEL 1 GRANTED BY GRANT IN DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 28300, TO NORMA H. JOHNSON DATED DECEMBER 29, 1949 AND RECORDED JULY 3, 1950 AS DOCUMENT 14840952 AND IN DEED FROM MEADOW GLEN CORPORATION, A CORPORATION OF ILLINOIS, TO AMBROSE J. MASSEY AND ROSALIE N. MASSEY DATED JANUARY 15, 1953 AND RECORDED MAY 25, 1953 AS DOCUMENT 15626128.

(AFFECTS PARCEL 1)

14. EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20.00 FEET OF PARCEL 1 OF THE LAND AS DISCLOSED BY GRANT DATED OCTOBER 5, 1956 AND RECORDED NOVEMBER 1, 1956 AS DOCUMENT 16744190 BY ROBERT H. BREEN AND DOROTHY G. BREEN, HIS WIFE, TO ESTHER FLORENCE BLIETZ.

(AFFECTS PARCEL 1)

15. GRANT MADE BY CENTRAL TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 2574 TO THE VILLAGE OF WINNETKA DATED JANUARY 19, 1914 AND RECORDED JANUARY 21, 1915 AS DOCUMENT 5565414 OF THE PERPETUAL EASEMENT, PRIVILEGE, RIGHT AND AUTHORITY OF ITSELF OR ITS AGENTS TO ENTER UPON FOR THE PURPOSE OF MAKING ALL NECESSARY EXCAVATIONS, REPAIRS AND INSPECTIONS REQUIRED FOR THE PROPER MAINTENANCE OF THE WATER PIPE EXTENSIONS NOW IN THE GROUND AND WHICH MAY HEREAFTER BE PLACED THEREIN EXCEPT A STRIP OF LAND WHICH INCLUDES THE EAST 7.00 FEET OF THAT PART OF LOT 3 IN OWNERS' SUBDIVISION LYING SOUTH OF THE NORTH LINE OF SECTION 28 AFORESAID.

(AFFECTS PARCEL 3)

16. EASEMENT IN FAVOR OF VILLAGE OF WINNETKA, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF THE LUTZ SUBDIVISION RECORDED MAY 3, 1999 AS DOCUMENT 99424071.

(AFFECTS PARCEL 1)

17. EASEMENT IN FAVOR OF PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF THE LUTZ SUBDIVISION RECORDED MAY 3, 1999 AS DOCUMENT 99424071, AFFECTING THE SOUTHWESTERLY 25.00 FEET AND THE SOUTH 35.00 FEET OF THE LAND.

(AFFECTS PARCEL 1)