

# UNOFFICIAL COPY

Doc#: 2020339078 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 07/21/2020 11:47 AM Pg: 1 of 4

Prepared By:

Danielle M. Tinkoff

Tinkoff Law Group, LLC

413 East Main Street

Barrington, Illinois 60010

Dec ID 20200601601491

ST/CO Stamp 0-345-924-320 ST Tax \$209.00 CO Tax \$104.50

Return To:

MIZEN LAW  
111 E. JEFFERSON AVE.  
NAPERVILLE, IL 60540

Mail Tax Bills To:

SATISH OBEROI  
7 Red Hill Lane  
South Barrington, IL  
60010

Ⓢ 206ST287171L2 1 of 1

## WARRANTY DEED

THE GRANTOR, G. MEESE AND ASSOCIATES, LTD., an Illinois Corporation, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

SATISH OBEROI, of 7 Red Hill Ln. South Barrington, IL.  
\_\_\_\_\_, GRANTEE.

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 12 in Nathan's Glenn Subdivision, being a Subdivision of part of the Northeast Quarter of Section 22, Township 42 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 2006 as Document Number 0601027121 Certificate of Correction recorded December 19, 2006 as document number 0635315032, in Cook County, Illinois.

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

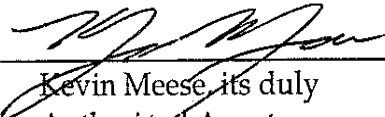
Permanent Index Number (PIN): 01-22-205-007-0000

Common Address: Lot 12 in Nathan's Glenn Subdivision, Barrington, Illinois 60010  
AKA 6 Leanda, South BARRINGTON, IL 60010

DATED this 10<sup>th</sup> day of June, 2020.

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G. Meese and Associates, Ltd.

By:  (seal)  
Kevin Meese, its duly  
Authorized Agent

STATE OF ILLINOIS ) ss  
COUNTY OF LAKE )

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that KEVIN MEESE, on behalf of G. MEESE AND ASSOCIATES, LTD., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of June, 2020.



  
Notary Public

Commission Expires: \_\_\_\_\_

**SUBJECT TO:** The terms and conditions as described in "Exhibit A" attached hereto, AND, general real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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## EXHIBIT A

In furtherance of par. 9.1 of the Declaration of Covenants, Conditions, Easements and Restrictions for Nathan's Glen Homeowners recorded as Doc. 0610044056, GRANTEE hereby takes title under this instrument subject to the following terms, which shall run with the land:

1. That G. Meese and Associates, Ltd. By and through its President, Kevin Meese, shall act as the Architectural Committee, until turnover. No construction shall commence on ~~Lot 14~~ <sup>Lot 12</sup> until the plans and specifications, including colors (including building Landscaping and other plans and specification deemed necessary for approval by the Architectural Committee) for such construction have been approved by the Architectural Committee. In addition thereto, no building, fence, wall or other structure shall be constructed, installed, erected or maintained upon Lot 14, nor shall any exterior addition to or change or alteration be made, nor shall any clearing of trees or change of the property grade be made, or other excavation be undertaken or any of the foregoing commenced until the plans and specification showing to the extent applicable, the nature, kind, shape, elevations, heights, material, color, location and grade of such proposed improvements, excavation and landscaping have been submitted and approved in writing by the Committee.
2. The following are the basic criteria which the Architectural Committee shall require, namely:
  - A. The exterior elevation, landscape plan and exterior materials be and are consistent with the subdivision;
  - B. The roof is cedar shake or a "DiVinci" type product;
  - C. The soffit and fascia are to be cedar;
  - D. The Residence shall be a minimum of 4,500 interior square feet, not including basement;
  - E. Windows shall be aluminum clad;
  - F. The colors of exterior and exterior components shall be subject to the reasonable approval of the Architectural Committee;
  - G. The exterior shall be brick, stone and stucco, but dormer's maybe stucco, if in the Architectural Committee's opinion that such use would be consistent with a structural of the type submitted for approval;
  - H. There be a four (4) car attached garage; and
  - I. The mailbox shall be of the same as used by the other properties in the subdivision, if no longer available, subject to approval of the Architectural Committee.
3. Upon receipt of all plan and specifications, submitted in duplicate originals, the Architectural Committee shall either approve or disapprove the same within thirty

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(30) days. If such plans are disapproved, the Architectural Committee shall advise the applicant wherein the submitted plans and specifications are deficient. A copy of the approved plans shall be kept by the Architectural Committee and the other copy shall be returned to the applicant marked approved, dated and signed by the Architectural Committee.

4. That all construction and or improvements shall be in compliance with the approved plans and specifications. In the construction and or improvements do not comply with the approved plans or subsequent approval of the Architectural Committee or is made without the approval of the Architectural Committee, the Association shall be entitled to take all actions against the owners of the property necessary to bring said construction and or improvements into compliance with the foregoing including but not limited to injunctive relief requiring the removal of all non-approved construction or improvements and the owners of the property shall be responsible for any and all attorney fees incurred by the association enforcing the foregoing.
5. That this provision runs with the land.

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