

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS

NO. 804  
OCTOBER, 1967

WARRANTY DEED

1971 MAR 9 AM 10 19

Statutory (ILLINOIS)

MAR--9-71 202339 • 21415877 • A — Rec

510

21 415 877

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR THE BRANIGAR ORGANIZATION, INC.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten and no/100ths (\$10.00)-----DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto HAROLD J. FROELICH and FRANCES E. FROELICH, His Wife, Not as Tenants in Common, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the Village of Addison in the County of Du Page and State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Lot Twenty-eight (28) in Branigar's Windemere, Unit No. Two, being a subdivision of that part of the West Half of the Northeast Quarter of Section Thirty (30), Township Forty-two (42) North, Range Ten (10), East of the Third Principal Meridian lying North of a line drawn from a point in the West Line of the West Half of the said Northeast Quarter 987 feet North of the Northerly line of Algonquin Road (as measured along said West Line) to a point on the East line of said West Half of said Northeast Quarter, said point being 1495 feet North of the South line of said West Half of the Northeast Quarter (as measured along said East Line), all in Cook County, Illinois.

SUBJECT TO: RESTRICTIONS ATTACHED  
REAL ESTATE TAXES SUBSEQUENT TO THE YEAR 1969

HAROLD FROELICH  
111 PLEASANT AVE  
BENSENVILLE, ILL 60106

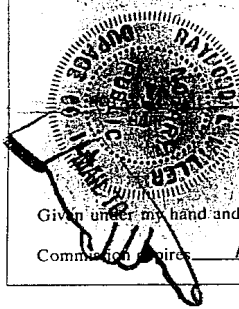
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this eighth day of December, 1970



THE BRANIGAR ORGANIZATION, INC.  
(NAME OF CORPORATION)

BY Lester L. Harber VICE PRESIDENT  
ATTEST: Robert D. Farr SECRETARY

State of Illinois, County of Du Page, ss. I, the undersigned, a Notary Public, in and for the County of Du Page aforesaid, DO HEREBY CERTIFY, that Lester L. Harber personally known to me to be the Vice President of the The Branigar Organization, Inc.



corporation, and Robert D. Farr personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this eighth day of December, 1970

Commission Expires August 7 1971 Raymond R. Willis  
NOTARY PUBLIC  
Raymond L. Willis

ADDRESS OF PROPERTY:  
Eton Court  
Palatine, Illinois 60067

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Harold J. & Frances E. Froelich  
618 Rozanne Drive  
Addison, Illinois 60101

MAIL TO: HAROLD FROELICH  
(Name)  
111 PLEASANT AVE  
(Address)  
BENSENVILLE, ILL 60106  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
0570000  
REVENUE  
MAR-07-71  
PP. 10762

COPIES  
MAIL

DOCUMENT NUMBER  
21415877

## BRANIGAR'S WINDEMERE, UNIT TWO

1. Not more than one single family residence shall be erected or maintained on any lot and no residence shall be erected or maintained on less than one full lot. All buildings and structures shall be used only as single family residences and appurtenances. Each residence shall have not less than 1800 square feet of living space in the case of one story and split level residences, and not less than 2000 square feet of living space in the case of one and one half and two story residences, all exclusive of basements, porches, attics, breezeway, and garages. No billboards or any other structure shall be erected for the purpose of advertising, nor shall any form of advertising be allowed or maintained on the premises.

2. Owners of lots in said subdivision shall maintain and keep their premises in a neat and orderly fashion and shall not permit any nuisance to exist thereon.

3. All electric service, telephone service and other utilities shall be supplied by underground service and no poles shall be permitted.

4. If any person shall violate or attempt to violate any of the restrictions and covenants herein contained, said The Branigar Organization, Inc. may institute any proceedings in law or equity to restrain such violation or to recover damages from such violation or both, and, if the violator shall be a person owning property within the subdivision, or otherwise has an interest in said property, said violator, by accepting an interest in land within the subdivision, expressly agrees that he will pay all costs, including reasonable attorney's fees, resulting from his said violation or attempted violation, or the enforcement of these restrictions.

5. Upon recording of a deed of conveyance, every owner of one or more lots shall automatically become a member of the Windemere Association, an Illinois not-for-profit corporation, and membership shall be limited to such owners of record. Said Association shall regulate the maintenance and use of park, lake, and beach areas and shall have one power and duties from time to time, including such other rights and duties contained in these restrictions as may be assigned to it. Dues, charges, and assessments as declared by said Association, if not paid when due shall be a lien, along with all costs and charges relating to recording and enforcing said lien, against the property of a member upon the recording of a certified copy of a resolution of the Board of Directors of said Association in the office of the Recorder of Deeds of Cook County, Illinois. Said resolution shall include a description of the property, name of such delinquent member, and total amount due. Said lien may be released by a Release of Lien executed by the President and Secretary of said Association.

6. Any or all of the rights, privileges and duties herein given to or imposed upon The Branigar Organization, Inc. may be assigned by it to such person or persons, corporations, or associations as it may select, including the Windemere Association and said assignee or assignees shall have the rights, privileges and duties herein given to or imposed on said The Branigar Organization, Inc. including the right of assignment. Any assignment may be of all the rights, privileges and duties herein contained, or any parts thereof. In the event of the death, resignation, disqualification, or any other inability to act of The Branigar Organization, Inc., any successor or assign, then all of the rights, privileges and duties herein contained not previously assigned shall vest in and pass to such person, persons, corporation or associations as may be nominated from time to time by said The Branigar Organization, Inc., its successors or assigns (as may be applicable) by a separate, written document executed and acknowledged, in the manner customary for the execution of deeds, upon the acceptance of such nomination by said nominee.

7. Each and all of the above restrictions, conditions and covenants shall be and continue in full force and effect until January 1, 1986, at which time said restrictions, conditions and covenants shall be automatically released and shall terminate.

8. The Windemere Association, its officers, agents, and contractors may enter upon any part of the lake lying within twenty five feet of the water-line for the purpose of dredging, cleaning, purifying, spraying, or otherwise maintaining the lake and shoreline.

9. The invalidity of any part or parts of this instrument as declared by a court of competent jurisdiction shall not affect the validity of any portion of the instrument not so declared invalid.

10. All reference herein to "approval" means written approval.

21 415 877.

END OF RECORDED DOCUMENT