

# UNOFFICIAL COPY

DEED

21 462 912

KEYSTONE ADDITION TO  
ARTERIAL HILL

APR 28 60 25 651 G

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**This Indenture,** Made this FOURTEENTH day of OCTOBER A. D. 19 35  
 between PERCY WILSON, of Chicago, Illinois, as trustee under the provisions of a trust agreement dated March 1, 1927,  
 and known as the WAGNER-WILSON No. 5  
 Trust Agreement, party of the first part, and ROMOLO BARTOLOTTI and CATERINA PRESBITERO  
 party of the second part,

Grantor address 401 S. LaSalle St.

**Witnesseth,** That said party of the first part in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto said party of the second part, as joint tenants and not as tenants in common,

the following described real estate, situated in Cook County, Illinois, to-wit: Lot thirty-five (35) in Block sixty-five (65)

in PERCY WILSON'S "KEYSTONE ADDITION TO ARTERIAL HILL," being a subdivision of the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Sixteen (16), Township Thirty-five (35) North, Range Fourteen (14), East of the Third Principal Meridian.

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**Subject** to taxes, special assessments or installments thereof, levied after the year 1928.

**Subject** also to the following restrictions, which shall run with the land and be in force and effect until December 1, 1947.

No lots in this subdivision shall be used for business or commercial purposes, excepting those lots fronting on Orr Road and excepting those lots fronting on Halsted Street. All lots excepting those fronting on Orr Road and excepting those lots fronting on Halsted Street are sold subject to a building line fifteen (15) feet back from the front lot line, but verandas, porches, steps, bay-windows and sun-parlors may extend beyond building line not to exceed eight (8) feet.

All buildings to be erected hereon must be constructed of brick, stone or concrete exterior construction or other fire-proof exterior construction, and all buildings erected on lots other than those fronting on Halsted Street, Orr Road, Wallace Street, Parnell, Normal, Eggleston and Stewart Avenues, shall be not less than two stories in height.

No building to be used for dwelling purposes shall be erected or placed upon any lot or lots in this subdivision, or any part thereof, the actual cost of which shall be less than Seven Thousand (\$7,000.00) Dollars, with the exception that any building to be placed or erected on any lot or lots or any part thereof facing on Wallace Street, Parnell, Normal, Eggleston and Stewart Avenues, shall cost not less than Five Thousand (\$5,000.00) Dollars.

Until the principal building has been erected or placed on the premises herein, no other building whatsoever shall be placed thereon, nor on any part thereof.

Said premises shall not be sold, leased or conveyed by the purchaser herein, his heirs, assigns or grantees or successors in title, to any person who is not a Caucasian, and neither the premises herein described nor any improvements thereon shall be occupied by any person who is not a Caucasian; and in case of any violation of the above conditions, the premises shall immediately revert to the grantor, his heirs and assigns.

Said premises are sold subject to easements of record and to building ordinances and plans, if any, of any County Board, Town, City or Village and/or Plan Commission having jurisdiction now or hereafter in force.

**To Have and to Hold** the same unto said party of the second part, and to the proper use, benefit, and behoof of said party of the second part.

This deed is executed pursuant to and in the exercise of every power and authority hereunto enabling, unto said trustee under the terms of any deed of conveyance or otherwise vested in him.

**In Witness Whereof,** said party of the first part has hereunto set his hand and seal the day and year first above written.



*[Signature]*



As Trustee aforesaid.

21 462 912

BOX 533

UNOFFICIAL COPY

State of Illinois, } ss.  
COUNTY OF COOK

3.

*E. M. [Signature]*

A Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, That PERCY WILSON, as Trustee, who is 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 and delivered the said instrument as his free and voluntary act, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th

day of OCTOBER A. D. 19 35

*E. M. [Signature]*  
Notary Public.



Property of Cook County Clerk's Office

*Wesley Carl  
Ch # 6888*

COOK COUNTY  
FILED FOR RECORD  
APR 28 '71 2 24 PM

*William R. [Signature]*  
RECORDED FOR VALUE

# 21462912

RECEIVED IN  
CONDITION

DEED  
PERCY WILSON

As Trustee  
TO

RONALO BARTOLOTTI and  
CATERINA PRESBITERO

Keystone Addition  
To  
Arterial Hill

PERCY WILSON & COMPANY  
Real Estate  
3rd FLOOR  
100 N. La Salle St.  
Tel. phone Central 8270  
CHICAGO

END OF RECORDED DOCUMENT