



TRUSTEE'S DEED

21 516 2711

(TORRENS)

The above space for recorders use only

60-11-389

THIS INDENTURE, made this 1st day of June, 19 71, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly filed in the Registrar's Office of Cook County, Illinois, and delivered to said company in pursuance of a trust agreement dated the 1st day of July, 19 68, and known as Trust Number 52300, party of the first part, and ANITA THON, a spinster c/o Oak Park Trust & Savings, 1044 Lake Street, Oak Park, Illinois party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, 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:

Lot 7 in Block 3 in Centex-Schaumburg Industrial Park Unit 11, being a Subdivision in the North half of Section 33, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

together with the tenements and appurtenances the same being, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

SUBJECT TO: RESTRICTIONS contained in Exhibit "A" attached hereto.

This deed is made in pursuance to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said trust agreement, and delivered to said trustee in pursuance of the trust agreement aforesaid. This deed is made subject to the liens, mortgages, judgments, and other encumbrances (if any there be) of record filed in the Registrar's Office in said county given to secure the payment of the taxes and other charges assessed at the date of the delivery hereof.

DEED OF THE FIRST PART HAS CAUSED ITS CORPORATE SEAL TO BE HERETO AFFIXED, AND HAS CAUSED ITS NAME TO BE SIGNED AND ATTESTED BY ITS ASSISTANT SECRETARY, THE DAY AND DATE FIRST ABOVE WRITTEN.

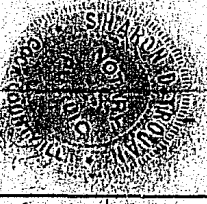
CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid

By Nicholas C. Pamel ASSISTANT VICE-PRESIDENT

Attest Sharon D. Trojan ASSISTANT SECRETARY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

SHARON D. TROJAN
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT
NICHOLAS C. PAMEL



Assistant Vice-President of the CHICAGO TITLE AND TRUST COMPANY, and
DIMITR J. KARABATZOS
Assistant Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice-President and 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 them and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as said Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

10th June 71

Given under my hand and Notarial Seal this _____ day of _____ 19__

Sharon D. Trojan
Notary Public

DEEDER'S NAME
DEEDER'S STREET
DEEDER'S CITY
DEEDER'S STATE
DEEDER'S ZIP

OR

RECORDER'S OFFICE BOX NUMBER 533

Form 727

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

This space for attorney address and telephone number

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

LD
1109436
IN DUPLICATE 2563344

COOK COUNTY CLERK
JUN 18 10 33 AM '71

2563344

DELIVER TO
CHICAGO TITLE & TRUST CO
111 W. Washington St.
Box 166

SIDNEY R. OLSEN
JUN-18-71 248629 • 21516271 • A --- Rec.

8.00



21516271

Transfer Desk

ATTENTION: Please refer to the original document for the full text of the document. This is a duplicate copy.

EXHIBIT "A"

This conveyance is made and accepted upon each of the following stipulations, restrictions and conditions which are hereby made covenants running with the land, and which shall apply to and be binding upon the purchaser, its successors or assigns.

1. That no building shall at any time be erected on the said premises within twenty-five (25) feet of any street right-of-way adjoining the same, within ten (10) feet from all side boundary lines, or within fifteen (15) feet from the rear boundary line of the premises.
2. No loading dock shall be erected on the said premises fronting on any street, unless the front of such loading platform shall be set back at least sixty (60) feet from the property line abutting the street on which said loading dock fronts.
3. The grantee agrees to provide on the premises off-street automobile hard surface parking areas based on a minimum rate of one 300 square foot space for each two (2) employees employed on the premises by the original occupants thereof.
4. All buildings erected on the property shall be of masonry construction or its equivalent or better. Front walls facing on streets of such buildings must be finished with face brick, stone, modern metal paneling glass or their equivalent. Other walls shall be faced with common brick or its equivalent.
5. Grantee agrees that the area between the setback lines and the curb lines shall be used for either open landscaped and green areas or for service access to the building, or to a parking lot. Landscaped areas shall be done attractively with lawns, trees, shrubs and similar treatment and shall be properly maintained in a sightly and well-kept condition.
6. Water towers, water tanks, stand pipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required

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to operate and maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless radio or television masts, roof sign, flagpoles, chimneys, smoke stacks, gravity flow storage, and mixing towers or similar structures may exceed a height of fifty (50) feet from the established building grade only with the approval of grantor. By the above, no restriction is intended as to building heights.

7. The grantor retains such rights-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises in the designated setback areas between the building lines and the property lines, including public service wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and the grantor shall have the right to grant right-of-way easements to others to carry out this purpose. Any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the premises shall be restored to the same condition they were in prior to the doing of such work.

8. Storage yards for equipment, raw materials, semi-finished or finished products shall be enclosed by solid wall or fence including solid doors or gates thereto at least six (6) feet high.

9. The premises shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. No fence, wall, hedge, or shrub, plant or tree which obstructs site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall

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run with the land hereby conveyed, and a breach of any one of them and a continuance thereof may, at the option of the grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided, however, that any breach or continuance thereof may be enjoined, abated or remedied by the property proceedings as aforesaid, and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. The conditions of this contract shall survive the deed given pursuant hereto.

13. The conditions and covenants herein contained shall terminate and be of no further effect after thirty (30) years from October 1, 1969.

END OF RECORDED DOCUMENT