

TRUSTEE'S DEED

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THIS INDENTURE, made this 10th day of November 1971, between FIRST BANK and TRUST CO., Palatine, Illinois, a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 25th day of March, 1969, and known as Trust Number 10-206, party of the first part, and Jan Galbarski and Adele Galbarski, his wife, as Joint Tenants and not as Tenants in Common, of Chicago, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit:

(See attached rider)

That said party of the first part, being a subdivision of part of the northwest quarter of Section 10, Township 40 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof recorded in the Office of Records of Cook County, Illinois on August 21, 1970 as document No. 211051 and note of correction recorded in the Office of Records of Cook County, Illinois on September 16, 1970 as document No. 2125469.

This deed is subject to the following conditions:

No building shall be erected, placed or altered on the real estate herein described until the construction plans and specifications and a plan showing the location of the structure have been approved as to quality of workmanship and materials, privacy of external design with respect to proposed setbacks, and as to location with respect to topography and finished grade elevation by the written and duly signed statement of ROBERT H. WENZEL or ARTHUR S. WENZEL, as long as either of said persons may live, but if neither ROBERT H. WENZEL or ARTHUR S. WENZEL shall be living, by the owners of more than fifty per cent (50%) of the total number of lots in Full Oaks Subdivision, Cook County, Illinois. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line, unless similarly approved.

The approval as required by these covenants shall be in writing. In the event that approval is not obtained within thirty (30) days after plans and specifications have been submitted to ROBERT H. WENZEL or ARTHUR S. WENZEL, or the owners of the lots in Full Oaks Subdivision, Cook County, Illinois, as the case may be, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, the construction plans and specifications and the location of the structure, fence or wall shall be deemed to have been approved.

If the purchaser, or their heirs or assigns, shall violate or attempt to violate these covenants, he shall be liable for any other person, or persons, owning real estate situated in said Full Oaks Subdivision, to prosecute any proceedings at law or in equity against the person, or persons violating or attempting to violate these covenants to compel such person or persons to conform to these covenants or to recover damages for such violation or attempted violation, or both. These covenants are to run with the land and shall be binding on the purchaser and all persons claiming under them until October 1, 1999, at which time these covenants and the rights and obligations herein contained shall cease and determine.

This Deed is also subject to:

- (a) easements, restrictions and covenants of record
(b) general taxes for 1971, and subsequent years.

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Grantees Address: 817 N. Massasoit  
Chicago, Illinois

together with the tenements and appurtenances thereto belonging.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to the force of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind pending litigation (if any) affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record; and all rights and claims of parties in possession.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Vice-President, the day and year first above written.



FIRST BANK and TRUST CO., PALATINE, ILLINOIS  
as Trustee, as aforesaid, and not personally

By James L. Sullens  
Assistant Vice-President

ATTEST: Arthur W. Golchert  
Vice-President

COUNTY OF COOK }  
STATE OF ILLINOIS } SS.



I, Martell R. Youngmann a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT James L. Sullens Assistant Vice-President of FIRST BANK and TRUST CO., PALATINE, ILLINOIS, a banking corporation, and Arthur W. Golchert Vice-President of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice-President and Vice-President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Vice-President did so then and thereafter, for the uses and purposes therein set forth and the said banking corporation, did acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of November, 1971  
Martell R. Youngmann  
Notary Public

This space for affixing Stamps and Revenue Stamps

Document Number  
2174919

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*William R. Olsen*  
RECORDER OF DEEDS

21724919

Nov 25 '71 3 02 PM

Property of Cook County Clerk's Office

*Mrs. Stephen A. Kukulinski  
3233 N. Fremont St. H  
Chicago, Ill. 60653*

END OF RECORDED DOCUMENT