

54-80-096 G

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THIS INDENTURE WITNESSETH, that the Grantor

PALOS GARDENS DEVELOPMENT COMPANY

a Corporation created and existing under and by virtue of the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, and pursuant to authority given by the Board of Directors of said Corporation, conveys and warrants unto

HAROLD W. SCHMITZ, JR. and KATHRYN J. SCHMITZ, his wife, in joint tenancy and not as tenants in common, 6243 W 129th Street, of the City of Chicago, County of Cook and State of Illinois, the following described real estate, to wit:

Lot 7 in Block 10 in Palos Gardens Unit #4, being a Subdivision of parts of Lots 1, 2 and 3 in Circuit Court Partition of the South 1/2 of the North West 1/4 of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Subject, however, to the following:

1. General taxes for the year 1970 and subsequent years.
2. To all recorded easements, conditions and building restrictions and to all zoning, conditions and building laws, ordinances and regulations, if any, enacted or enforced by any governmental agency or authority, and the building lines and setbacks as required by the County of Cook, State of Illinois, except that on inside lots the building line shall be not less than 25 feet set back from the front line.
3. Subject, also, until January 1, 1980, to such of the following restrictions as refer to the real estate hereby conveyed which said restrictions shall be construed as covenants running with the land, and which said restrictions may be extended for an additional period of ten (10) years by recorded written agreement signed by a majority of property owners in said Palos Gardens Subdivision having these restrictions in their deed.

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- (a) No principal building shall be erected or placed upon said premises until the plans thereof have been submitted to and approved by the Palos Gardens Development Company during its Corporate existence. Said approval shall be in writing and signed by an officer of said Corporation. Said building shall be a single family residence with not more than one residence on each subdivided lot as platted.
- (b) At least 40% of the exterior walls shall be brick or stone which may be veneer and the brick used on all elevations must be face brick.
- (c) Each residence shall have a living area of at least 1200 square feet and shall have an attached garage.
- (d) No other building or structure shall be erected on

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$65.00
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the subject real estate that is not attached to the principal building.

(e) All chimneys must be constructed of brick.

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 President and attested by its Secretary this 1st day of October A.D. 1970.

PALOS GARDENS DEVELOPMENT CORPORATION

By Clem B. Mulholland President

ATTEST: Ronald S. Simon Secretary



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Helene G. Huggins a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CLEM B. MULHOLLAND personally known to me to be the President of the Palos Gardens Development Company and RONALD S. SIMON, 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 President and Secretary of said Corporation, they signed and delivered the said instrument as 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.

Witness my hand and notarial seal this 1st day of October A.D. 1970.



Helene G. Huggins
Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Oct 26 '70 2:06 PM

Richard J. Shaw
RECORDER CLERK

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END OF RECORDED DOCUMENT