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GEORGE E. COLE
LEGAL FORMS

No 808
July, 1967

COOK COUNTY, ILLINOIS
FILED FOR RECORD

22 510 763

RECORDED FOR DEEDS

WARRANTY DEED

Statutory (ILLINOIS)

Oct 12 '73 12 36 PM

*22510763

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR DOROTHY S CLARK, a widow and not re-married

of the Village of Northbrook County of Cook State of Illinois
for and in consideration of TEN AND NO/100 DOLLARS,

in hand paid,

CONVEY and WARRANT S to JAMES A HUNTER, 15 Old Hunt Road

of the Village of Northbrook County of Cook State of Illinois

the following described Real Estate situated in the County of Cook in the
State of Illinois, to-wit:

The North 165.0 feet of the West 242 50 feet of the South 50 rods
of the North East 1/4 of Section 14, Township 42 North, Range 13,
East of the Third Principal Meridian,

900

Subject to General Real Estate Taxes for the year 1972 and
subsequent years, public and private easements of ingress
and egress and, easements for utilities and OLD HUNT ROAD
DEED RESTRICTIONS, attached hereto as Rider to this Deed

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois

DATED this Tenth (10th) day of October 19 73

Dorothy S. Clark (Seal)

Dorothy S. Clark

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(Seal)

State of Illinois County of Cook as I, the undersigned, a Notary Public in
and for the State aforesaid, DO HEREBY CERTIFY that Dorothy S. Clark,
a widow and not re-married



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 s/he signed, sealed and delivered the said instrument
as her free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead

and official seal, this 10th day of October 19 73

Commission expires 9-27 19 74 Barbara E. Mueller
69 Nelson Ave NOTARY PUBLIC
Dr. Elaine Lee

c/p ALFRED M ROGERS, JR
MAYER, BROWN & PLATT
(Name)
MAIL TO: 231 So. La Salle ST
(Address)
Chicago, Ill 60604
(City, State and Zip)

ADDRESS OF PROPERTY:
14 Old Hunt Road

Northbrook, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO 577

(Name)
(Address)

COOK
LC NO 016
27322

STATE OF ILLINOIS
REAL ESTATE TAX DEPARTMENT
5500

AFFIX RIDERS OR REVENUE STAMPS HERE

DOCUMENT NUMBER
22 510 763

(4-3) 62 56 5232

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Grantee or Grantees agree that, after Grantor has approved the exterior plans, materials, colors, etc., as set forth above, the Grantee or Grantees will not make any changes in them unless permission to so do is granted in writing by the Grantor. The residence to be erected must be under roof within 12 months of the acceptance of the deed.

There shall be 20 foot building side lines on all lots except three parcels, namely the most southwesterly, the parcel adjoining it on the east, and the most northwesterly parcel. The location of residence to be erected on the above three parcels are to be approved in writing by the Grantor at the time of submittal of exterior plans, etc., and will follow procedure as outlined above for them. The parcel on the south side of the road and 480.5 feet east of the most westerly line of the entire premises hereinafter described shall have a rear building line of 100 feet for the residence.

The Grantee or Grantees or future Grantee or Grantees, as a condition precedent to the ownership of the aforesaid real estate shall become members of a club known as THE OLD HUNT ROAD CLUB. The dues of which shall be \$25 00 annually, unless increased by 75% of the members thereof. The aforesaid real estate shall not be conveyed or sold by the said Grantee or Grantees, their heirs, successors, or assigns, except to a person or persons acceptable to the Club for membership. The membership in the Club shall consist of one membership per deed to the aforementioned real estate. Membership in the Club will necessitate a 75% affirmative vote of the members for the admission of an applicant to the Club after the membership is 7 or more and, prior to that time, on the approval

22 510 763

of the Grantor.

Upkeep of utilities in easements, maintenance of roads, and roadside shrubbery, entrance planting, fences and gates at entrance, snowplowing, and all other maintenance appurtenant hereto and in connection herewith, shall be shared by the property owners from the time of the delivery of the deed, share and share-alike, per owner, except that the Grantor's parcel shall bear the responsibility of two shares of said maintenance. Individual mail boxes shall be kept in good condition and approved by the Grantor

Prior to the commencement of the construction of a house, Grantee or Grantees shall deposit the sum of \$500.00 in escrow with WHITMAN, KAUFMANN & COURRI, or successor, for repairing road and roadbed and replacement or repair of shrubbery, and trees which have been damaged by construction equipment in order to return said property to its original condition before the commencement of construction.

All the covenants, conditions, restrictions and other prohibitions herein contained are binding upon the Grantee or Grantees, their heirs, successors and assigns, and any violation thereof is hereby considered a breach of this agreement unless otherwise approved by the Grantor in writing. If any of the covenants, conditions, or restrictions herein contained are breached or violated, and one breach or violation is hereby considered a breach and violation of the entire agreement, the Grantor shall have the option to repurchase said real estate at 75% of the sales price thereof, except that no such option shall be exercisable after commencement of construction and improvement on the property.

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AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DORTHY S. CLARK, being first duly sworn on oath deposes and says that:

1. A farm resides at 50 Old Hunt Road, Northbrook, Illinois.
2. That she is Grantor in a Deed dated the 10th day of October, 1973, conveying the following described premises:

"The North 255.0 feet of the West 242.50 feet of the South 50 rods of the North East 1/4 of Section 14, Township 42 North, Range 12, East of the Third Principal Meridian "

3 That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended for the reason that

The instrument aforesaid is a conveyance of an existing parcel of tract of land, the same having been acquired by the grantor in the above mentioned Deed by Deed dated August 17, 1937, and recorded as Document #12041493 in the Recorder of Deeds Office, Cook County, Illinois, on August 18, 1937

Further affiant sayeth not

Dorothy S. Clark

and sworn to before
this day of October



C. Swanson N
NOTARY PUBLIC

22 518 193

END OF RECORDED DOCUMENT