

A-1 2256

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This Indenture Witnesseth, that the Grantor, ARTHUR T. McINTOSH & COMPANY, a corporation created and existing under and by virtue of the laws of the State of DELAWARE and duly authorized to transact business in the State of ILLINOIS, for the consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto PHILIP A. POLIZZI and RITA R. POLIZZI, his wife, not as tenants in common but as joint tenants with right of survivorship, 114 N. 20th Street,

of the Village of Melrose Park, County of Cook, State of Illinois, the following described Real Estate, to wit:

Lot ONE (1) -----

In Arthur T. McIntosh & Company's GOLF MEADOWS, a subdivision of part of Section Sixteen (16), Township Forty-two (42) North, Range Ten (10), East of the Third Principal Meridian, according to the Plat thereof recorded November 20, 1969, as Document No. 21018639, in Cook County, Illinois.

This deed is made, executed and delivered subject to the following: All recorded restrictions, easements, conditions, covenants and building lines; All zoning and building laws, ordinances and regulations; Acts done or suffered by and judgments against, Grantor, or Grantee's predecessors in interest, other than the Grantor and its predecessors in interest.

A. That until January 1, 1972, each and every lot in Arthur T. McIntosh & Company's GOLF MEADOWS, as shown on the plat recorded in the office of the Recorder of Deeds of Cook County, Illinois, on the 20th day of November, 1969, as Document No. 21018639, shall be subject to the following restrictions, which shall each be construed as a covenant running with the land; and for and during an additional period of twenty-five (25) years from and after such first-mentioned date, each such lot shall continue to be subject to such restrictions until and unless the owner, or owners of two-thirds (2/3) in number of the lots in Arthur T. McIntosh & Company's GOLF MEADOWS shall file in the office of the Recorder of Deeds of Cook County, Illinois, a written statement signed and acknowledged by such owner or owners stating that such restrictions, or certain thereof, shall become ineffective prior to the end of such additional period, in which event such restrictions, or those specified in such written statement, shall become ineffective on the date stated in such written statement.

1. No building shall be erected or maintained on any lot for manufacturing, industrial or business purposes; and no noxious or offensive trade shall be carried on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

2. No building shall be erected or maintained on any lot unless it be a dwelling house designed and equipped for occupancy as a private residence by a single family only, provided that at the time of or after (but not before) the erection of any such dwelling house, accessory buildings (including servants' quarters, private garages and other out-buildings) may be erected and maintained as appurtenances of such dwelling house. No more than one such dwelling house and the accessory buildings appurtenant thereto shall be maintained on any one lot at the same time.

3. Before any building shall be occupied or used, a septic tank or other facilities for the disposal of sewage shall be erected or installed, and the arrangements for sewage disposal shall be such as to prevent all nuisance and all possibility of contamination, and such as to be satisfactory to the State health authorities.

4. No advertising sign or billboard, and no visible oil or gas tank for fuel or other purposes, shall be erected or maintained on any lot.

5. No stables, or other quarters shall be erected, maintained or used on any lot for stabling or accommodating any horses, cattle, swine, goats, sheep, bees, or fowl.

6. Notwithstanding that it may comply with the foregoing restriction, no such dwelling house or accessory building, or septic tank or other facilities for the disposal of sewage, or fence, shall be erected, and no alteration costing more than One Thousand Dollars (\$1,000.00) shall be made to any such dwelling house or accessory building or septic tank or other facilities for the disposal of sewage, or fence, until and unless the plans and specifications for the same have been drawn by a licensed architect, showing the nature, shape, size, architectural design, material, location, proposed landscaping thereof, and approximate cost, and (1) shall have been first submitted to and approved in writing by Arthur T. McIntosh & Company, 105 West Madison Street, Chicago, Illinois, or its successors or assigns, or if not approved in writing by Arthur T. McIntosh & Company, or its successors or assigns, within thirty (30) days after the submission of such plans and specifications, (2) shall have been submitted to a committee of three architects, the first of whom shall have been appointed by the owner of the lot, the second of whom shall have been appointed by Arthur T. McIntosh & Company, or its successors or assigns, and the third of whom shall have been appointed by the two architects first so appointed, and shall have been approved in writing by two of such committee of architects.

B. Arthur T. McIntosh & Company shall have the right, as long as it considers it beneficial to the property in the subdivision, to maintain a strip of trees and shrubbery on that part of the property in the subdivision lying south and west of the Chicago and Northwestern Railroad right-of-way and located on the rear of Lots 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17 and 18. Said planting strip is to serve as a protective screen, and for that purpose Arthur T. McIntosh & Company shall have the right (but not the duty) to prune, spray and remove such trees and shrubbery, to replace the existing trees and shrubbery with other trees and shrubbery, and to enter upon said planting strip for such purposes.

C. An easement in, over and upon each and every lot in Arthur T. McIntosh & Company's Golf Meadows in favor of the Public Service Company of Northern Illinois, and Illinois Bell Telephone Company, and their successors and assigns, for placing and maintaining therein, thereon and thereover, electric light, power, telephone, gas, poles, wires, conduits, cables and mains, and other facilities suitable for public or community service.

D. Restrictions, easements and conditions as shown on the plat of Arthur T. McIntosh & Company's GOLF MEADOWS, recorded in the office of the Recorder of Deeds of Cook County, Illinois, on November 20, 1969, as Document No. 21018639. Special taxes or assessments levied or assessed on or after August 20, 1972, and all consequences of and acts and deeds resulting from any failure to pay same when due.

General taxes for the year 1972 and thereafter, and all consequences of and acts and deeds resulting from any failure to pay same when due.

General Taxes for the year 1972. and thereafter.

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 Vice President, and attested by its Secretary, this 28th day of December, A. D. 1973.

This instrument was prepared by Robert P. Spicer Arthur McIntosh and Co. 105 West Madison Street Chicago, Illinois \$18.00 Rev. St.

ARTHUR T. McINTOSH & COMPANY

By: [Signature] Vice President.

Attest: [Signature] Secretary.

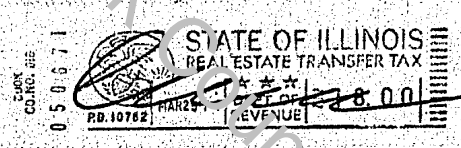
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# UNOFFICIAL COPY

Notary Public  
*Linda S. Stewart*  
 Under my hand and notarial seal this 28th day of Dec. A.D. 1973  
 Corporation, for the uses and purposes therein set forth.  
 said corporation as their free and voluntary act, and as the free and voluntary  
 said corporation to be affixed thereto, pursuant to authority given by the Board  
 Vice-President and Secretary of said corporation, and caused the  
 such Vice-President and Secretary, they signed and delivered the said instrument as  
 ing instrument, appeared before me this day in person and severally acknowledged that as  
 and personally known to me to be the same persons whose names are subscribed to the forgo-  
 Gilbert B. McIntosh III personally known to me to be the Secretary of said corporation,  
 President of ARTHUR T. MCINTOSH & COMPANY, a corporation, and  
 Robert R. Spicer personally known to me to be the Vice  
 in and for said County, in the State aforesaid, DO HEREBY CERTIFY the  
 I, Linda S. Stewart, a notary public



Du Page  
 COUNTY OF COOK }  
 RECORDER OF DEEDS  
 COOK COUNTY ILLINOIS }  
 State of Illinois }  
 1974 MAR 25 AM 10 23  
 MAR-25-74 7 7 5 7 3 4 • 22663504 A — Rec 5.00



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22663504

Box 669

<b>WARRANTY DEED</b>					
	TO				
This deed should be recorded in the Recorder's Office of Cook County, Chicago, Illinois.					
<b>RETURN TO:</b> <b>MELROSE PARK NATIONAL BANK</b> 1716 AVENUE AT LAKE STREET MELROSE PARK, ILLINOIS 60160					

END OF RECORDED DOCUMENT