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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

DANIEL DOWNES and MARY DOWNES, his wife, in joint tenancy and not as tenants in common,

of the City of Chicago, County of Cook and State of Illinois, the following described real estate, to-wit:

Lot 11 in Block 7 in Palos Gardens Unit No. 4, being a Subdivision of parts of Lots 1, 2 and 3 in Circuit Court Partition of the South half of the North West quarter of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address of grantee: 2054 West 80th Place, Chicago, Illinois.

Subject, however, to the following:

1. General taxes for the year 1972 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 setback 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.
 - (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.

COOK COUNTY, ILL. 134732

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REVENUE 10.50

500

22 284 561

MAIL TO ↓

ROLAND J. JURGENS
Attorney at Law
10640 S. WESTERN AVE.
SUITE 2-3772 CHICAGO, ILL. 60643

BOX 533

UNOFFICIAL COPY

- (d) No other building or structure shall be erected on 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 2nd day of April A.D. 1973.

PALOS GARDENS DEVELOPMENT COMPANY

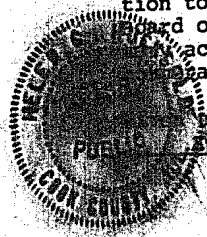
By Clem B. Mulholland
President

ATTEST: Ronald S. Simon
Secretary



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Nolan G. Neukirch, 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.



Under my hand and notarial seal this 2nd day of April A.D. 1973.

Nolan G. Neukirch
Notary Public

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Arthur R. Olson
RECORDER OF DEEDS

22284561

MAIL TO ↓

APR 11 '73 1 21 PM

ROLAND J. JURGENS
Recorder of Deeds
10240 S. WESTERN AVE.
CHICAGO, ILL. 60643

END OF RECORDED DOCUMENT