

A-12013

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62-22-186K

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 JOHN F. MITCHELL and MARGARET J. MITCHELL, his wife, not as tenants in common but as joint tenants with right of survivorship, 162 Elm Tree Lane,

of the City of Elmhurst, County of DuPage and State of Illinois, the following described Real Estate, to wit: Lot THIRTY TWO (32)

in Arthur T. McIntosh & Company's PHEASANT HILLS OF INVERNESS, a Subdivision of parts of Sections Twenty (20) and Twenty-one (21), Township Forty-two (42) North, Range Ten (10), East of the Third Principal Meridian, in Cook County, Illinois, recorded December 22, 1967, as Document No. 20362098.

This deed is made, executed and delivered subject to the following:

- All recorded restrictions, easements and conditions;
- All zoning and building laws, ordinances and regulations;
- A. That until January 1, 1993, each and every lot in PHEASANT HILLS OF INVERNESS as shown on the plat recorded in the office of the Recorder of Deeds of Cook County, Illinois, on December 22, 1967, as Document No. 20362098, shall be subject to the following restrictions, which shall 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 PHEASANT HILLS OF INVERNESS 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. Restrictions, easements and conditions as shown on the plat of PHEASANT HILLS OF INVERNESS recorded in the office of the Recorder of Deeds of Cook County, Illinois, on December 22, 1967, as Document No. 20362098.
- 2. 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 upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 3. No building shall be erected or maintained on any lot unless it is 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.
- 4. 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.
- 5. 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, swine, goats, sheep, bees or fowl.
- 6. 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.
- 7. Notwithstanding that it may comply with the foregoing restrictions, 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, materials, 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 to it 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.

STATE OF ILLINOIS

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General Taxes for the year 1973 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 25th day of JUNE A. D. 1973

ARTHUR T. McINTOSH & COMPANY

By [Signature] President

Attest: [Signature] Secretary



22 389 317

WARRANTY DEED

TO

This deed should be recorded in the Recorder's Office of Cook County, Chicago, Illinois.

ARTHUR T. MCINTOSH & COMPANY  
105 West Madison Street  
CHICAGO, ILLINOIS  
Phone BR 2-2940

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JUL 6 1973 2 17 PM

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

RECORDED BY DEEDS  
*William R. Mc...*

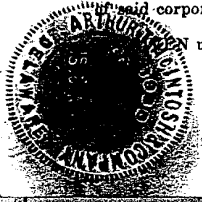
STATE OF ILLINOIS }  
                                  } SS.  
COUNTY OF COOK }

I, Virginia M. Zigan, a notary public,

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Robert P. Spicer personally known to me to be the Vice President of ARTHUR T. McIntosh & Company, a corporation, and Gilbert D. McIntosh III 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 Vice President and Secretary, they signed and delivered the said instrument as Vice 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 official seal this 25th day of June, A. D. 1973



*Virginia M. Zigan*  
Notary Public

END OF RECORDED DOCUMENT