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GEORGE E. COLE*
LEGAL FORMS

No. 808
July, 1967
COOK COUNTY, ILLINOIS
WARRANTY DEED FILED FOR RECORD
Statutory (ILLINOIS) MAR 1 10 31 AM '77

23 834 469

Sidney R. Olson
RECORDER OF DEEDS
*23834469

(Individual to Individual)

(The Above Space For Recorder's Use Only)

64-90-955

THE GRANTOR DEVON-PRATT LIMITED PARTNERSHIP, an Illinois Limited Partnership
of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN (\$10.00) DOLLARS,
and other good and valuable considerations in hand paid,
CONVEY S and WARRANTS to ANNETTE S. ANAST, a spinster, 1606 North
Harlem Avenue, Elmwood Park, Illinois, 60635
of the _____ County of Cook State of Illinois
the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

Lot 344 in Center Industrial Park Unit 210, being a
Subdivision of the South half of Section 34, Township
41 North, Range 11 East of the Third Principal Meridian,
in Cook County, Illinois.

SUBJECT TO: Restrictions contained in Exhibit "A" attached hereto.

THIS INSTRUMENT WAS FACILITATED BY
Richard C. Jones
TWO FIRST NATIONAL BANK, CHICAGO, ILL.

10.00

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

DATED this 1st day of February 19 77

DEVON-PRATT LIMITED PARTNERSHIP
(Seal) an Illinois Limited Partnership

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

By Simon Zunamon, Partner
(Seal) _____ (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
and for the State aforesaid, DO HEREBY CERTIFY that SIMON ZUNAMON

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

Given under my hand and official seal, this 1st day of February 19 77

Commission expires December 30, 1979
Louise Gordon
Louise Gordon NOTARY PUBLIC

MAIL TO: MIDWEST BANK AND TRUST
(Name)
1606 N HARLEM
(Address)
ELMWOOD PARK ILL
(City, State and Zip)

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

BOX 533
(Address)

OR RECORDER'S OFFICE BOX NO. _____

REVENUE STAMPS HERE

STATE OF ILLINOIS
REVENUE DEPARTMENT
FEB 1 1977
94-50

DOCUMENT NUMBER

23 834 469

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EXHIBIT "A"

This conveyance is made and accepted upon each of the following stipulations, restrictions and conditions which are hereby made covenants running with the land, and which shall apply to and be binding upon the purchaser, its successors or assigns.

1. That no building shall at any time be erected on the said premises within twenty-five (25) feet of any street right-of-way adjoining the same, within ten (10) feet from all side boundary lines, or within fifteen (15) feet from the rear boundary line of the premises.

2. No loading dock shall be erected on the said premises fronting on any street, unless the front of such loading platform shall be set back at least sixty (60) feet from the property line abutting the street on which said loading dock fronts.

3. The grantee agrees to provide on the premises off-street automobile hard surface parking areas of blacktop, asphalt or concrete based on a minimum rate of one 300-square-foot space for each three (3) employees employed on the premises by the original occupants thereof, and upon completion of the building, to place a sidewalk along the entire street frontage or frontages adjacent to the building in accordance with the requirements of the Village of Elk Grove Village.

4. All buildings erected on the property shall be of masonry construction or its equivalent or better. Front walls facing on streets of such buildings must be finished with face brick, stone, modern metal paneling, glass or their equivalent. Other walls shall be faced with common brick or its equivalent. Any construction other than the above shall be submitted to and approved by grantor.

5. Grantee agrees that the area between the building lines and the street property lines shall be used for either open landscaped and green areas or for service access to the building or to a parking lot. Landscaped areas shall be done attractively with lawns, trees, shrubs and similar treatment and shall be properly maintained in a sightly and well kept condition.

23 834 469

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6. Water towers, water tanks, stand pipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless, radio or television masts, roof signs, flagpoles, chimneys, smoke stacks, gravity flow storage, and mixing towers or similar structures may exceed a height of fifty (50) feet from the established building grade only with the approval of grantor. By the above, no restriction is intended as to building heights.

7. The grantor retains such right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises in the designated set back areas between the building lines and the property lines, including public service wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and the grantor shall have the right to grant right-of-way easements to others to carry out this purpose. Any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the premises shall be restored to the same condition they were in prior to the doing of such work.

8. Storage yards for equipment, raw materials, semi-finished or finished products shall be so shielded by a fence, shrubs, hedges or other foliage as to effectively screen the view of such storage area from the street.

9. The premises shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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10. No fence, wall, hedge or shrub, plant or tree which obstructs site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall run with the land hereby conveyed, and a breach of any one of them and a continuance thereof, may, at the option of grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided, however, that any breach or continuance thereof may be enjoined, abated or remedied by the proper proceedings as aforesaid; and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. The conditions of this contract shall survive the deed given pursuant hereto.

13. The conditions and covenants herein contained shall terminate and be of no further effect after twenty-five (25) years from January 1, 1967.