

UNOFFICIAL COPY

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THIS INDENTURE Made this 21st day of April 1977 between MERCANTILE NATIONAL BANK OF CHICAGO, a National Banking Association, not individually but as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a trust agreement dated the 9th day of 1960, and known as Trust Number 1203 TH, party of the first part, and Maureen A. Bonajura, a single person, 800 Waukegan Road, Glenview Illinois, party of the second part.

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WITNESSETH, That said party of the first part in consideration of the sum of (\$10.00) Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part the following described real estate, situated in Cook County, Illinois, to-wit:

The East 228.53 feet of the West 465.18 feet of the North 201.41 feet of Lot 1 in Lake Avenue Subdivision of the South 15.00 acres (except the East 2.0 chains of the South 660.00 feet) and (except the South 420.00 feet of the West 465.00 feet) of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 28, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat recorded March 15, 1977 as document 23850683, in Cook County, Illinois

together with the tenements and appurtenances thereunto belonging.

To have and to hold the same unto said party of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

In Witness Whereof, said party of the first part 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 Asst. Secretary, the day and year first above written.

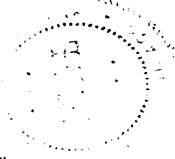
MERCANTILE NATIONAL BANK OF CHICAGO not individually but as Trustee as aforesaid,

By: [Signature] Vice-President

Attest: [Signature] Asst. Secretary

Deed prepared by Mercantile National Bank of Chicago, 222 S Riverside Plaza, Chicago Ill 60606

By: [Signature]



SEE RIDER ATTACHED
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Property of Cook County Clerk's Office

THIS RIDER IS EXPRESSLY INCORPORATED AND MADE A PART OF THE DEED TO WHICH IT IS ATTACHED:

Subject to: General taxes for the year 1977 and subsequent years; easements of record; covenants, conditions and restrictions of record.

The Grantor hereby reserves an easement for ingress, egress and utilities over and upon the aforesaid legally described land, as shown on survey recorded as document number 23850683, recorded on March 15, 1977, in the Recorder's Office of Cook County, Illinois; and the Grantor hereby grants an easement for ingress, egress and utilities as shown on plat of easement recorded as document number 22876283, on October 15, 1974, in the Recorder's Office of Cook County, Illinois. Said easements hereby reserved or created shall be for the use and benefit of the said Grantee, his heirs and assigns and for the use and benefit of said Grantor and its successors and assigns.

The following permitted uses and regulations shall be covenants that run with the land: the premises shall not be used for a car wash, a gasoline filling station, for the storage of garbage disposal trucks, for the demolition of automobiles and trucks, for a paint spray shop; no parking shall be permitted in North Lake Terrace; all buildings shall be of face brick on all sides; Grantor or its directing beneficiary shall have the right of esthetic approval of improvements to be constructed and all plans and specifications for all proposed buildings shall be submitted to Grantor or its directing beneficiary for approval, which approval shall not be unreasonably withheld; all parkways shall be seven (7) feet wide with grass, trees and shrubbery and roll-type gutter on all sides to conform to the contiguous project of Grantor; two driveways only to each building of twenty-four (24) feet maximum width; surface drainage from all buildings to be to the rear of side yard ditches; access driveway to Pickwick Avenue and from Standard Projector Equipment Company, Inc. building shall remain at Grantor's or its directing beneficiary's discretion. All of such covenants and uses are to comply with Cook County building and zoning regulations.

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Cook's Office

