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GEORGE E. COSE
LEGAL FORMS

6001000
July, 1975

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

OCT 24 10 23 AM '75 23 268 691

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(The Above Space For Recorder's Use Only)

64-11-915 H

THE GRANTOR DOROTHY S. CLARK, DIVORCED and not REMARRIED
 of the Village of Northbrook, County of Cook State of Illinois
 for and in consideration of Ten & 00/100 (\$10.00) DOLLARS.
 and other good and valuable consideration in hand paid,
 CONVEY AND WARRANTS to JOHN C. STONE and NANCY STONE,
 his wife
 of the Village of Glenview, County of Cook State of Illinois
 not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
 County of Cook in the State of Illinois, to wit:

Parcel 1:
 The East 201 feet of the West 341.5 feet of the North 418 feet of the
 South 50 rods (excepting therefrom the North 192 feet thereof and
 that part falling in the West 40 rods, of the South 20 rods of the
 North 40 rods of said South 50 rods) of the North East 1/4 of Section
 14, Township 42 North, Range 12 East of the Third Principal Meridian

Parcel 2:
 Easements as set forth in Declaration of Easements dated August 26,
 1964 and recorded September 11, 1964 as Document Number 19241145 and
 re-recorded March 12, 1965 as Document Number 19405179 made by
 Dorothy S. Clark to First National Bank and Trust Company of Evanston,
 dated March 10, 1965 and recorded March 12, 1965 as Document Number
 19405170, all in Cook County, Illinois.

Subject to Old Hunt Road Deed restrictions attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this Tenth day of October 19 75

Dorothy S. Clark (Seal)
Dorothy S. Clark

(Seal) (Seal)

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for the State of Illinois, in the State aforesaid, DO HEREBY CERTIFY that Dorothy S. Clark, Divorced and not remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave to my hand and official seal, this 10th day of October 1975

Commission expires March 6 1976

Phillip E. Scourl

This instrument prepared by
Phillip E. Scourl
545 Lincoln Ave., Winnetka, Ill.

Address of Property and Grantees:
4 Old Hunt Road

NOTARY PUBLIC, Ill. 60062

JOHN C. STONE

4 Old Hunt Rd.
Northbrook, Ill. 60062



APPLY RIDERS OR REVENUE STAMPS HERE

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OLD HUNT ROAD DEED RESTRICTIONS

Dorothy S. Clark, her heirs, successors or assigns, hereinafter referred to as the Grantor, shall approve in writing the exterior plans of the house, the sketch of the exterior, exterior specifications and materials and colors as well as the description and location of the house with attached garage, including location of driveways, on herein described real estate. If plans, etc., are not approved, suggestions will be made for corrections within a reasonable time by the Grantor. Within a reasonable time from the date of said suggestions by the Grantor, plans with changes are to be resubmitted for approval by the Grantor. In the event said plans are not approved within a reasonable time of resubmittal by the Grantor, earnest money will be returned to the purchaser.

There shall be no outbuildings, or accessory buildings on property. Roof materials to be of wood shingles, wood shakes, or slate. No carports or unattached garages, unattached service or animal sheds will be permitted on property. If garage doors face the main entrance road, they shall be equipped with electric eyes. No TV antennas to extend higher than the heights of the average TV home antenna. No above ground wires of any nature whatsoever, no outside exposure of laundry, bedding, or garments. No above ground garbage containers or gas tanks. No house trailers or other similar structures or vehicles. The commercial breeding of animals is prohibited. Storm water not to be emptied into sanitary sewer system, but field tiled or trenched as necessary. No fences are to be erected without the written approval of Grantor.

Grantee or Grantees agree that, after Grantor has approved the exterior plans, materials, colors, etc., as set forth above, the Grantee or Grantees will not make any changes in them unless permission to so do is granted in writing by the Grantor. The residence to be erected

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OLD HUNT ROAD DEED RESTRICTIONS

must be under roof within 12 months of the acceptance of the deed.

There shall be 20 foot building side lines on all lots except three parcels, namely the most southwesterly, the parcel adjoining it on the east, and the most northwesterly parcel. The locations of residences to be erected on the above three parcels are to be approved in writing by the Grantor at the time of submittal of exterior plans, etc., and will follow procedure as outlined above for them. The parcel on the south side of the road and 480.5 feet east of the most westerly line of the entire premises herein described shall have a rear building line of 100 feet for the residence.

The Grantee or Grantees or future Grantee or Grantees, as a condition precedent to the ownership of the aforesaid real estate shall become members of a club known as THE OLD HUNT ROAD CLUB. The dues of which shall be \$25.00 annually, unless increased by 75% of the members thereof. The aforesaid real estate shall not be conveyed or sold by the said Grantee or Grantees, their heirs, successors, or assigns, except to a person or persons acceptable to the Club for membership. The membership in the Club shall consist of one membership per deed to the aforementioned real estate. Membership in the Club will necessitate a 75% affirmative vote of the members for the admission of an applicant to the Club after the membership is 7 or more and, prior to that time, on the approval of the Grantor.

Upkeep of utilities in easements, maintenance of roads, and roadside shrubbery, entrance planting, fences and gates at entrance, snowplowing, and all other maintenance appurtenant hereto and in connection herewith, shall be shared by the property owners from the time of the delivery of

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OLD HUNT ROAD DEED RESTRICTIONS

the deed, share and share alike, per owner, except that the Grantor's parcel shall bear the responsibility for two shares of said maintenance. Individual mail boxes shall be kept in good condition and approved by the Grantor.

Prior to the commencement of the construction of a house, Grantee or Grantees shall deposit the sum of \$500.00 in escrow with Whitman, Kauffmann & Couri, 545 Lincoln Ave., Winnetka, Illinois for repairing road and roadsides and replacement or repair of shrubbery and trees which have been damaged by construction equipment in order to return said property to its original condition before the commencement of construction.

All the covenants, conditions, restrictions and other prohibitions herein contained are binding upon the Grantee or Grantees, their heirs, successors and assigns, and any deviation therefrom is hereby considered a breach of this agreement unless otherwise approved by the Grantor in writing. If any of the covenants, conditions, or restrictions herein contained are breached or violated, and one breach or violation is hereby considered a breach and violation of the entire agreement, the Grantor shall have the option to repurchase said real estate at 75% of the sales price thereof, provided that Grantor's option to repurchase shall terminate after Grantees commenced construction, as provided herein, on said property.

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END OF RECORDED DOCUMENT