

QUIT CLAIM DEED
State of ILLINOIS
(Corporation to Individual)

87676622

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

87676622

THE GRANTOR The VILLAGE OF INVERNESS

municipal
a corporation created and existing under and by virtue of the laws of
the State of Illinois and duly authorized to transact
business in the State of Illinois, for the
consideration of Ten and no/100 (\$10.00)

DEPT-91 RECORDING \$12.00
T#2222 TRAN 7202 12/28/87 14:31:00
#1260 # B *-87-676622
COOK COUNTY RECORDER

-----DOLLARS,
& other good & valuable consideration in hand paid,
and pursuant to authority given by the Board of Trustees
of said corporation, CONVEYS and QUIT CLAIMS TO
JOHN ROBERT GRIGGS and SALLY S. GRIGGS, in joint
tenancy, 1568 Bedlington Dr., Inverness, Barrington, IL 60010

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

THAT PART OF LOT 18 IN THORNHILL SUBDIVISION, BEING A SUBDIVISION OF THE EAST 813.78 FEET OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER
23667306, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 18 THAT IS
NORTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, 383.63 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE,
SOUTH 15 DEGREES 04 MINUTES 47 SECONDS EAST 71.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF
SAID LOT 18; THENCE, NORTH 39 DEGREES 42 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE,
17.61 FEET TO A BEND POINT IN SAID SOUTHEASTERLY LINE; THENCE, NORTH 22 DEGREES 11 MINUTES 02
SECONDS EAST, 59.40 FEET TO THE EASTERLYMOST CORNER OF SAID LOT 18; THENCE, SOUTH 89 DEGREES 59
MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 18, 52.15 FEET TO THE POINT OF
BEGINNING, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

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Subject to: There is hereby granted and reserved to the Village of Inverness
("Village") those certain rights, easements, restrictions and covenants contained
in the Rider attached hereto as Exhibit A and thereby made a part thereof.
P.I.N. 02-07-202-020-0000 BAOM

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 Village President, and attested by its Village Clerk ~~secretary~~, this 9
day of December, 19 87.

IMPRESS
CORPORATE SEAL
HERE

VILLAGE OF INVERNESS

(NAME OF CORPORATION)

BY Angelo J. Polvere Village PRESIDENT
ATTEST Sandra Johnson Village Clerk ~~secretary~~

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County
and State aforesaid, DO HEREBY CERTIFY, that Angelo J. Polvere personally known to
me to be the Village President of the Village of Inverness, a municipal

corporation, and Sandra Johnson personally known to me to be
the Village Clerk ~~secretary~~ of said corporation, and personally known to me to be
the same persons whose names are subscribed to the foregoing instrument, appeared

IMPRESS
NOTARIAL SEAL

before me this day in person and severally acknowledged that as such Village
President and Village Clerk ~~secretary~~, they signed and delivered the said instru-
ment. Thomas F. Samon used the corporate seal of said corporation to be affixed thereto,
NOTARY PUBLIC, STATE OF ILLINOIS, pursuant to authority given by the Board of Trustees of said corporation, as
MY COMMISSION EXPIRES 6/25/89 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.

Given under my hand and official seal, this 9th day of December 19 87

Commission expires 6/25 1989 Thomas F. Samon
NOTARY PUBLIC

This instrument was prepared by James P. Bateman, 101 S. Hough St., Barrington, IL 60010.
(NAME AND ADDRESS)

Legal Representative
Thomas F. Samon
Date 12/9/87
AFFIX "RIDERS" OR REVENUE STAMPS HERE
This transaction is exempt pursuant to Ill. Rev. Stat., Chapter 120, Section 1004(b).

87676622

MAIL TO: Mr. James P. Bateman
{ Arnstein, Gluck, Lehr & Milligan }
{ 101 S. Hough St. }
{ Barrington, IL 60010 }
(City, State and Zip)

ADDRESS OF PROPERTY:
Part of Lot 18 - Thornhill Subdivision
Inverness, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
John & Sally Griggs
1568 Bedlington Dr., Inverness
Barrington, Illinois 60010

OR RECORDER'S OFFICE BOX NO. 378

UNOFFICIAL COPY

QUIT CLAIM DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

RIDEREXHIBIT A TO QUITCLAIM DEED

- (1) A drainage easement in favor of the Village of Inverness which shall run with the land over the aforesaid property for the purposes of the natural impoundment of storm water and for the natural drainage, flow, passage and dissipation thereof;
- (2) The right of the Village of Inverness to enforce at law or in equity this restrictive covenant which shall run with the land that there shall be no development, grading, filling, excavation or alteration of any kind upon the aforesaid property without the express written permission of the corporate authorities of the Village of Inverness and unless otherwise approved by said corporate authorities of the Village of Inverness, such property shall remain in its natural state;
- (3) The aforesaid property shall not be divided or subdivided, and no part thereof may be conveyed except to the owner of:

Lot 3 in Thornhill Resubdivision, according to the Plat thereof dated October 8, 1978, recorded as Document No. 23667306 with the Recorder of Deeds of Cook County, Illinois, in the Village of Inverness, Cook County, Illinois ("benefited property")

and the aforesaid property conveyed herein shall not hereafter be used for a single family dwelling or as a separate buildable lot but shall only be held in common with the aforesaid benefited property and used only as an enlargement of and/or appurtenance to the aforesaid benefited property; and

- (4) In the event any owner or occupant of the subject property violates either of the aforesaid easements or covenants, the Village of Inverness shall have the right by this restrictive covenant which shall run with the land, to abate such violation and the Village of Inverness does hereby reserve an easement for that purpose which shall run with the land (but the Village of Inverness shall not be obligated to abate such violation), and in event of such abatement, the Village of Inverness may record the costs of such abatement including reasonable attorneys' fees and court costs, as a lien against title to the aforesaid property. The Village of Inverness may initiate legal proceedings to foreclose such lien and may, in addition, bring an action at law and/or in equity against the delinquent occupant and/or owner or owners of record of said property to enforce said easements and covenants and/or to collect the aforesaid costs.

67676000

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