

UNOFFICIAL COPY

ESCROW NO. 747686
JOB NO. OK367

WARRANTY DEED
(Joint Tenancy)

50070001

THIS INDENTURE WITNESSETH THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, (GRANTOR) for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, and pursuant to authority given by its Board of Directors, CONVEYS and WARRANTS unto



Michael G. Swint and Esther M. Swint

Grantee(s)

residing at 2043 Cedar Avenue Hanover Park, IL 60103

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

Lot 367 in Oak Knoll Farms Unit, being a subdivision of the Third Principal Meridian in Cook County, Illinois. Subject to and in accordance with the following terms and conditions: RECORDED AT THE COOK COUNTY RECORDER'S OFFICE, March 23, 1989, DOCUMENT NUMBER 89128936 Commonly Known As: 44 McKinley Lane, Streamwood, IL Permanent Tax I.D.#: 06-22-202-028-0000

TO HAVE AND TO HOLD such real estate unto the Grantee(s) forever, not in tenancy in common, but in joint tenancy..

Said Conveyance is made subject to:

1. Taxes for the year 19 89 and subsequent years.
2. Reservations, conditions, rights of way, easements, protective covenants of record.
3. Zoning and building laws and ordinances.
4. A specific restrictive covenant restricting the use and occupancy of the property for single family residential property only.
5. Subject to the conditions as described in ATTACHMENT "A", attached hereto.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its ILLINOIS DIVISION president and attested by its Assistant Secretary this 1 day of Jan, 19 90.

ATTEST:

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION

(Assistant Secretary)

(Gerald R. Harker, Ill. Div. President)

State of Illinois

Lake County

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
FEB 17 1990
89.50

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY certify that Gerald R. Harker personally known to me to be President of CENTEX REAL ESTATE CORP., A NEVADA CORPORATION, and W. T. Swinton, personally known to me to be the Assistant 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 President and Assistant 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.

Given under my hand and official seal this 1 day of Jan, 19 90.

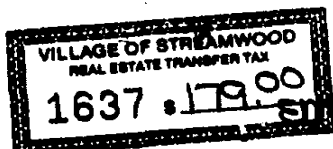
Commission expires 11/14/92

THELMA E. PHIPPS
(Notary Public)
"OFFICIAL SEAL"
THELMA E. PHIPPS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/92

This instrument was prepared by:
Raymond Smerge
3333 Lee Parkway
Dallas, Texas

Mail to:

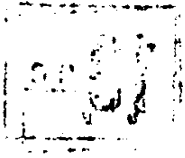
Michael Swint
44 McKinley Lane
Streamwood, IL 60107



BOX 333 - TH

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COOK COUNTY, ILLINOIS
SEP 13 1957

SEP 13 1957

90070001

Property of Cook County Clerk's Office

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ATTACHMENT "A"

Subject, however, to a general restriction, which shall be a covenant running with the land, upon the Property being described as Lot 367 in Oak Knoll Farms Unit/I, being a subdivision of part of Sections 22 and 23, Township 41 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois, as recorded at the Cook County Recorder's Office on January 6, 1986 as Document Number 86004596; as follows:

Grantee shall not construct or cause to be constructed, installed, or maintained, any fence, barrier, wall, improvement or other restriction (collectively "fence") on the Property which exceeds three feet in height measured from the elevation of the Property to the top of such fence nor shall Grantee construct, install, plant, or maintain any plant, bush, vegetation or hedge (collectively "bush") on the perimeter of the Property which exceeds three feet in height measured from the elevation of the Property to the top of the bush. Grantee shall not alter, modify or change in any way the existing topography or ground elevation of the Property unless such alteration, modification or change is approved in writing by the Village of Streamwood. Without limiting the generality of the foregoing, and in expansion of the general restriction, Grantee shall not construct, install, maintain, cause or permit any obstruction in excess of three feet in height (as herein generally described) which limits, obscures or shields the free and unobstructed view of the open space or golf course contiguous to the Property from any right-of-way which abuts the Property. Nothing herein shall be deemed to prohibit or restrict the construction or reconstruction of buildings on the property in accordance with the ordinances of the Village of Streamwood, Illinois.

Each of the foregoing restrictions and covenants shall be a covenant running with the land for a term ending one hundred ninety-nine (199) years after the date of this Deed, or the maximum time permitted by law, whichever is less, and shall be for the benefit of all or any part of the Property described in Document Nos. 25184374 & 25184375 recorded with the Cook County Recorder of Deeds (excluding property subsequently dedicated as public rights-of-way) ("Benefitted Property") and shall further be binding upon the Grantee, their heirs, successors and assigns, including, without limitation, any subsequent owner or owners from time to time of all or any part of the Property.

Each of the foregoing restrictions and covenants shall be enforceable at law or equity by the owner of all or any part of the Benefitted Property and/or by the Village of Streamwood on its own behalf provided there shall be no reversion of title.

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