

between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, 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 26th day of September, 1989, and known as Trust Number 12198, party of the first part, and William Rupp and Laura A. Rupp, his wife

as joint tenants and not as tenants in common, whose address is 14020 Creek Crossing Drive, Orland Park, Illinois 60462

party of the second part.

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

Lot 64 in Creekside Unit One, a Planned Unit Development, being a Subdivision in the West 1/2 of the South East 1/4 of Section 6, Township 36 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded May 12, 1989 as Document 89216015, in Cook County, Illinois. P.I.N. 27-06-400-002-0000. Common Address: 14020 Creek Crossing Drive, Orland Park, Illinois 60462. Subject to: All purchasers shall be responsible for maintenance of street lighting, parks and retention areas through their homeowner's association for Creekside. Subject to: General Real Estate taxes for the year 1992 and all subsequent years.

Pursuant to Chapter 30, Section 111 of the Ill. Rev. Stat. (1985 ed.), Seller and Buyer, by acceptance of this Contract, hereby grant to the ORCHARD HILL BUILDING COMPANY, INC. an Illinois Corporation, their successors and/or assigns, an irrevocable power of attorney coupled with an interest to represent Seller and Buyer, their respective successors and assigns, before the corporate body or subdivision thereof of a municipal corporation in the annexation, zoning, the granting of variations and subdivision of the premises (including the execution of any and all documents relating thereto). Said irrevocable power of attorney shall be binding upon the rights, if any, of any lien holder of the premises and shall terminate upon the sale and conveyance by Seller, its successors and assigns, of the last lot in the Creekside Subdivision Units 1, 2, 3 and 4. This irrevocable power of attorney shall also be incorporated in the deed of conveyance of the premises.

FENCES: No fence or other non-residential structure shall be erected or maintained on any lot in the Subdivision which shall restrict the view in any way from an adjoining lot in the Subdivision. Fences shall be allowed only in the rear yard of any lot. Said structures shall be no higher than four (4) feet, except for swimming pool enclosures, which in no event shall said fence protrude forward beyond the rear wall of the building, and shall be governed by local ordinances. Fences shall be limited to fifty percent (50%) opacity. Fencing materials shall be limited to painted or stained wood, wrought iron, aluminum, or vinyl coated or galvanized cyclone fencing. In no event shall a fence protrude forward beyond the rear wall of a building and in the case of a corner lot, the fence shall not protrude forward beyond the rear wall of the building or the side of the building on either side fronting on a street. The fence, when necessary, should be designed to enhance, rather than detract, from the overall appearance of the property.

Prior to the erection or installation of any fence, plans showing the specific location and specifications for same shall be submitted to Orchard Hill Building Company for written approval. NO FENCE SHALL BE INSTALLED WITHOUT THE EXPRESS WRITTEN COMMENT FROM ORCHARD HILL BUILDING COMPANY.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, not as tenants in common, but as joint tenants.

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. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Secretary, the day and year first above written.

STANDARD BANK AND TRUST COMPANY As Trustee as aforesaid:

By LINDA M. KRUEVSMI, Assistant Trust Officer. Attest: JAMES J. MARTIN, JR., Assistant Secretary, Trust Officer.

This instrument prepared by Diane Nolan 2400 West 95th Street Evergreen Park, Illinois

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UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the afore-named (Assistant) Vice President and (Assistant) Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Trust Officer President and (Assistant) Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said (Assistant) Secretary did also then and there acknowledge, that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of September, 1992

Diane M. Nolan
Notary Public



COOK
CO. NO. 016
034791



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV25'92
DEPT OF REVENUE
184.00

239565

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NOV25'92
16 11427
92.00

92888607

STATE OF ILLINOIS
RECORDS & CLERK

NOV 25 1992 PM 2:11

92888607

DEED

STANDARD BANK AND TRUST CO.



As Trustee under Trust Agreement
TO

WILL TO:
WILLIAM RUFF
14020 CREEK CROSSING DR
ORLAND PARK, IL 60462

STANDARD BANK AND TRUST CO.
2400 West 95th St., Evergreen Park, Ill. 60642