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GRANTOR JOHN R. ELLIS, a married person.

92533871

of the City of Chicago County of Cook State of Illinois for the consideration of Ten and no/100ths DOLLARS in hand paid.

DEPT-01 RECORDING \$25.00
160888 TRAN 0643 07/21/92 11103500
02120 0 E 0-92-033871
COOK COUNTY RECORDER

CONVEY & QUIT CLAIM to JOHN R. ELLIS and BARBARA ELLIS, husband and wife, 2142 N. Bradley Place, Chicago, IL

(The Above Space For Recorder's Use Only)

in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 IN BUCK AND SCHROEDER'S RESUBDIVISION (IF LOTS 1 TO 19 INCLUSIVE IN PETER BUBCHWAK'S SUBDIVISION (IF THE NORTH WEST QUARTER OF BLOCK 3 IN GEORGE SELLEN'S SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Re-recording to attach COVENANTS. 92533871

hereby releasing and waiving all rights under 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.

Permanent Real Estate Index Number(s): 14-19-120-028-0000 Vol. 481
Address(es) of Real Estate: 2142 N. Bradley Place, Chicago, Illinois 60618

DATED this 3 day of JULY 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
(SEAL) JOHN R. ELLIS (SEAL)
DEPT-01 RECORDING \$27.50
(SEAL) T2222 TRAN 7826 03/18/94 14434:00
\$1286.4 92-93-202220
COOK COUNTY RECORDER

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that

JOHN R. ELLIS

personally known to me to be the same person whose name is in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3 day of JULY 1992
Commission expires 1/1/94 1992
Sandra Lamb
This instrument was prepared by SANDRA LAMB, 105 W. Madison, Chicago, IL 60602

SANDRA LAMB
105 W MADISON 1106
CHICAGO IL 60602

SEND \$1.00 RECORDING FEE WITH NO CHANGE 25⁰⁰

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STATEMENT BY GRANTOR AND GRANTEE 7 1

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/17/92 19Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

me by the said [Signature]this 17 day of July

19

Notary Public, [Signature]

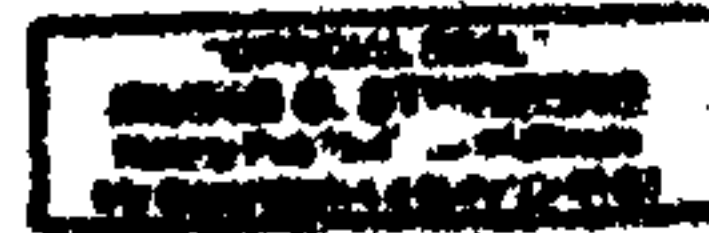
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7/17 19Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

me by the said [Signature]this 17 day of July

19

Notary Public, [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT ("Covenant") is made this 15 day of MARCH 1993 by JOHN R. ELLIS and BARBARA ELLIS (jointly, the "Owner") with reference to the following:

RECITALS

- A. Owner is the sole owner of fee simple title in and to the real estate and improvements located in the City of Chicago, County of Cook, and State of Illinois commonly known as 2142 Bradley Place, and legally described in Exhibit A attached hereto ("Premises").
- B. The Premises are currently located in a R3 General Residence District, as defined in the City of Chicago, Illinois ("City") Zoning Ordinance ("Code").
- C. The City is requiring that the Owner execute this Covenant as a condition precedent to the City's approval of certain plans and specifications pertaining to alterations to be made to the Premises.

NOW THEREFORE, in consideration of the foregoing Recitals, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner agrees as follows:

- 1. Use of Premises. Owner agrees that it shall not use the basement of the Premises (the "Basement") as a permanent bedroom, kitchen, or apartment; provided, however, that nothing contained in this Covenant is intended, nor shall it be construed or deemed, to prevent the Owner from using the Basement, or any part thereof, for any purpose or purposes not expressly prohibited hereby. By way of illustration and not limitation, nothing contained herein shall prevent the Owner from:
 - a. Using the Basement as an inactive storage space;
 - b. Using the Basement as a general repair and carpentry area
 - c. Improving the Basement with heating, ventilation, and air conditioning equipment, apparatus, and machinery;
 - d. Improving the Basement with plumbing fixtures, laundry facilities, and related apparatus; and
 - e. Improving the basement with a bathroom (or bathrooms) and related fixtures.
- 2. Termination. This covenant will be automatically terminated and be of no force or effect without further action of either the City or the Owner in the event that the Code is amended such that the floor area ratio requirement of the Zoning District in which the premises are located permits the use and occupancy of the Basement. In addition to the foregoing, the Covenant may be terminated at any time upon written agreement of the City and then Owner of the Premises, which termination agreement shall be effective upon its recording with the Office of Cook County Recorder of Deeds.
- 3. Covenant Running With the Land. All provisions of this Covenant shall run with the premises, and are binding upon and shall inure to the benefit of Owner's successors and assigns. The covenants contained herein are not intended to be personal obligations of the Owner, but rather are intended to be the obligation of the party owning the Premises during such party's ownership thereof. At such time as the party is no longer the owner of the Premises such party shall have no further liability for any acts or omissions which occur thereafter.
- 4. No. Third Party Beneficiaries. This Covenant is intended solely for the benefit of the City of Chicago, Illinois, and no other party shall be entitled to rely upon or benefit from this Covenant in any manner whatsoever.

IN WITNESS THEREOF, the undersigned have executed this Covenant this 15 day of MARCH 1993.

John R. Ellis
John R. Ellis

Barbara Ellis
Barbara Ellis

COOK COUNTY RECORDER
*1286 * -93-202220
TRAN 7826 03/18/93 14:34:00
\$27.50

Subscribed and sworn before me this 15 day of MARCH A.D., 1993.

Amparo M. Gonzalez
Notary Public
My commission expires 12/10/95

" OFFICIAL SEAL "
AMPARO M. GONZALEZ
Notary Public, State Of Illinois
My commission expires 12/10/95

2750
[Signature]

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