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GEORGE E. COLE
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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96508258

E# 96039568 A9445 G# 7507397 cook

THE GRANTOR
SANCO PROPERTIES, INC.

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 and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations

in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to PHILIP LOMBARDO, JR. and DAWN LOMBARDO 1842 S. Scoville Avenue, Burwyn, Illinois 60402

(Name and Address of Grantee)
the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

LOT 1 IN FOX HILLS UNIT 1-A, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: General real estate taxes for 1995 and subsequent years; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utility, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

SEE EXHIBIT "A" ATTACHED HERETO

Permanent Real Estate Index Number(s): 22-34-204-008-0000

Address(es) of Real Estate: Lot 1 Fox Hills, Lemont, Illinois

XX
XX
XX

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 President, and attested by its Secretary, this 10 day of June, 1996.

SANCO PROPERTIES, INC.
(Name of Corporation)

Impress
Corporate Seal
Here

By Robert A. Nelson
Robert A. Nelson

Attest: Robert A. Nelson

President

Secretary

DEPT OF RECORDING 924.00
130012 TRAM 11/23 07702796 09:23:00
66954 211 4 176-5018627534
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

2500 RD

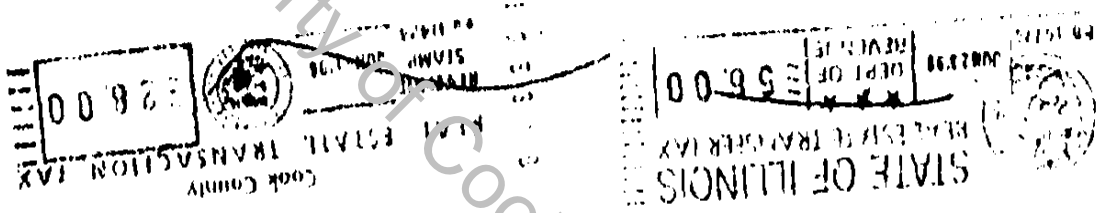
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BOX 333-CTI

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WARRANTY DEED
Corporation to Individual

GEORGE E. COLE
LEGAL FORMS



State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert A. Nelson personally known to me to be the President of the SANCO PROPERTIES, INC.

corporation, and _____ personally known to me to be the _____ 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 _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTOR 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 10th day of June 19 96
Commission expires 3/15 19 99
[Signature]
NOTARY PUBLIC

This instrument was prepared by Andrew W. Lambertson, Attorney at Law, 123 Water St., Naperville, Ill.
(Name and Address) 60560

MAIL TO: Philip Lombardo, Jr.
(Name)
1842 S. Scoville
(Address)
Berwyn, IL 60402
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Philip Lombardo, Jr. and Dawn Lombardo
(Name)
1842 S. Scoville Avenue
(Address)
Berwyn, Illinois 60402
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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ADDENDUM A

PROPOSED COVENANTS AND RESTRICTIONS FOR FOX HILLS UNIT ONE-A SUBDIVISION

(LOTS 1, 42 thru 56 and LOT 58)

- (1) MINIMUM SQUARE FOOTAGE OF 2500 SQUARE FEET EXCLUDING GARAGES AND OPEN PORCHES.
- (2) HOUSES TO BE CONSTRUCTED OF EITHER DRIVOT OR BRICK FRONT WITH CEDAR OR WOOD SIDING. (NO ALUMINUM SIDING ALLOWED)
- (3) THE LOTS OR TRACTS CONSTITUTING SAID SUBDIVISION SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY, AND NO BUILDINGS SHALL BE ERECTED, CONSTRUCTED, OR MAINTAINED ON THE LOT OTHER THAN A SINGLE DETACHED ONE-FAMILY DWELLING WITH A MINIMUM 3-car garage, maximum 4-CAR GARAGE.
- (4) NO BUILDING OR PART THEREOF SHALL BE ERECTED OR MAINTAINED NEARER THAN 25 FEET TO THE FRONT OR STREET LINE OF THE LOT CONVEYED OR NEARER THAN 15 FEET TO THE (east, west) SIDE LINES OF THE LOT OR AS COUNTY REQUIRES.
- (5) NO FENCE, WALL, OR HEDGE HIGHER THAN 6 FEET SHALL BE ERECTED OR MAINTAINED ON THE PREMISES CONVEYED. SAID FENCE, WALL, OR HEDGE SHALL NOT EXTEND FORWARD OF FRONT BUILDING LINE.
- (6) NO HORSE, COW, HOG, GOAT, OR SIMILAR ANIMAL SHALL BE KEPT OR MAINTAINED ON THE PROPERTY CONVEYED OR ANY PORTION THEREOF, NOR SHALL ANY CHICKEN YARD OR SIMILAR FACILITY BE MAINTAINED THEREON.
- (7) NO STRUCTURE OF A TEMPORARY CHARACTER, INCLUDING TRAILERS, TENTS OR RECREATIONAL VEHICLES SHALL BE USED ON THE LOT AT ANY TIMES AS A RESIDENCE OR BE PARKED ON THE LOT.
- (8) NO DETACHED TOOL SHED OR SIMILAR TYPE OUTBUILDING SHALL BE CONSTRUCTED OR MAINTAINED WHICH IS NOT WITHIN 10 FEET OF THE SIDE LINE.

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