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George E. Cole\* Legal Forms

No. 804 November 1994

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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THE GRANTOR

SANCO PROPERTIES, INC.

96508260

DEFT-DE EFCORDING \$25,00 120042 - IRAH 3473 07707798 09423400 - 16956 1 D.F. K. 128-25344872644 - COOK COUNTY TO CORDER

Above Space for Recorder's Use Only

LOT 51 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, TOWNSHIF 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

in State of Illinois, to wis

Subject to: General real estate texas for 1995 and subsequent years; special assessments continued after this conject date, building bind and use of occupancy restrictions, conditions and covariants of record; coning laws and ordinances; essentiate for public utilities draining different fields and drain tile, pipe or other conduit.

SEE EXHIBIT "A" APPACIED HERRYO AND MADE A PART (ER) DP

Permanent Real Fstate Index Number(s): 22-34-207-013-0000

Address(e) of Real Fatate: Lot 51 Fox H111a Unit 1-A, Lomont, 1111no1a

PROPERTY TO A PROPERTY OF THE PROPERTY TO A PROPERTY TO A

day of June . . , 19 96 ......

SANCO PROPERTIES, INC.

By Rehr on A Name of Corporation)

Impress Corporate Seal Here

Allow Roll a and

President

BOX 333-CTI

Secretary

| 11              | UNOFFIC | CIALC | OPY |   |
|-----------------|---------|-------|-----|---|
| GEORGE E. COLE® |         |       | 10  | WARRANTY DEED Corporation to Individual |

|         |  | 9   |  |   |                     |  |  |
|---------|--|---|--|---|---------------------|--|--|
|         |  | $O_{\mathcal{K}}$   |  |   |                     |  |  |
|         |  |   | )  |   |                     |  |  |
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|         |  |   | 0/   |   |                     |  |  |
|         |  |   | $\tau_{\circ}$   |   |                     |  |  |
|         | State of Illinois, County of   |   |  | . sc. 1, the undersigned, a Notary Public u   |                     |  |  |
|         | and State aforesaid, DO HE   | REBY CERTIFY that a   |  | Religin   | perionally known to |  |  |
|         | me to be the   | President of the  | SANCO PRO  | Paga)ES, IRC.   |                     |  |  |
|         |  | corporation, and  | kan makayan da canada menerakan banda da dan da seri da seri | personall   | y known to me to be |  |  |
|         | SAMULETAL SEAL!  |   |  | Secretary of aid corporation, and personally  |                     |  |  |
|         | NOIS Public State of Illinois  |   |  | ribed to the force on instrument, appeared  |                     |  |  |
| L       | My Commission of the person and severally acknowledged that as such                                      |   |  |   |                     |  |  |
| _       | 1MPRESS  | •   |  | he said instrument and caused the corp  |                     |  |  |
| ر<br>ار | NOTARIAI, SEAL<br>HERE   | corporation to be affixed   | of thereto, punuan   | it to authority given by the Boars of AULT<br>luntary act, and as the free and voluntary o          | are and dood of and |  |  |
| V       |  | correspond for the use  | a and outnown the  | rein set forth.   |                     |  |  |
|         | )<br>- Given under my hand and ol  | theial seal, this passes of   | 12 75  | dored - They in the   | 19 20               |  |  |
| 7       | Commission expires   | 3/15  | 1997   | dored the July  | <u> </u>            |  |  |
| S       |  | •   |  | NOTARY PUBLIC   |                     |  |  |
| ¥       |  | his instrument was prepared by Androw W. Lambertson, Attorney at Law. 123 Water ST., Naperville, 11 |  |   |                     |  |  |
| 7)      | This instrument was prepare  | dby Androw W. Lam   | bertson, Att   | orney at Law. 123 Water ST.,  | Naperville, 11      |  |  |
| 7)      |  |   |  | (Nume and Address)  | 50540               |  |  |
| ה       |  |   |  | (Name and Address) SEND SUBSEQUENT TAM BILLS TO   | 90340               |  |  |
| 77      |  |   |  | (Name and Address) SEND SUBSEQUENT TAM BILLS TO   | 90340               |  |  |
| 7)      |  |   |  | (Name and Address) SEND SUBSEQUENT TAM BILLS TO   | 90340               |  |  |
| ก       |  |   |  | (Name and Address) SEND SUBSEQUENT TAM BILLS TO   | 90340               |  |  |
| ก       |  | Nome)  S. Roberts A.  (Address)  Hills JL 60  |  | (Nume and Address)  SEND SUBSEQUENT TAM BILLS TO  (ALC) + MKe Tu  (Name)  G117 Keyna faw  (Address) | Dr                  |  |  |
| ก       | This instrument was prepare  Example  MAIL TO: \[ \begin{align*} \left( \frac{1.0051}{Polose} \right) \] |   |  | (Nume and Address)  SEND SUBSEQUENT TAM BILLS TO  (ALC) + MKe Tu  (Name)  G117 Keyna faw  (Address) | Dr                  |  |  |
| n       | MAIL TO: { LOGE 1 Palac  | Nome)  S. Roberts A.  (Address)  Hills JL 60  | 7 Ste 21<br>0465   | (Name and Address) SEND SUBSEQUENT TAM BILLS TO   | Dr                  |  |  |

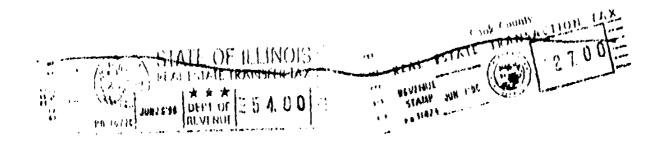
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#### ADDENDUM A

### 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 BUILDING 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 FFET 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 MIGHER THAN 6 FEET SHALL BE ERECTED OR MAINTAINED ON THE PREMISES CONVEYED. SAID FENCE, WALL, OR MEDGE SHALL NOT EXTEND FORMAND OF FRONT BUILDING LINE.
- (6) NO HORSE, COW, HOG, GOAT, OR SINILAR 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 FEST OF THE SIDE LINE.



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