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GEORGE E. COLE
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form.
Neither the publisher nor the seller of this form makes any warranty
with respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

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 NO/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
JOSEPH A. LOPEZ and LAURIE A. LOPEZ,
husband and wife AS JOINT TENANTS AND NOT AS TENANTS
4228 Elmwood Avenue, Berwyn, Illinois IN COMMON.

(Name and Address of Grantee)

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

LOT 52 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 utilities; drainage ditches, feeders, laterals and drain
tile, pipe or other conduit.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 22-34-207-014-0000

Address(es) of Real Estate: Lot 52, Dixon Way Drive, Lemont, Illinois 60439

~~SUBJECT TO ALL TAXES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;~~

~~Document(s) (a)XX and (b)General Terms~~

~~forXX~~

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 10th
day of July, 19 96.

SANCO PROPERTIES, INC.

(Name of Corporation)

Impress
Corporate Seal
Here

By

Attest:

President

Secretary

36622757

DEPT-01 RECORDING \$25.00
T40012 TRAN 1704 08/14/96 12:37:00
47469 CG *--96-622757
COOK COUNTY RECORDER

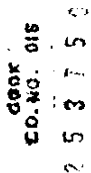
Above Space for Recorder's Use Only

36622757

3 #96039299 AKALAS G# 7611601 CASH

WARRANTY DEED
Corporation to Individual

**GEORGE E. COLE
LEGAL FORMS**



396 **★ ★ ★**
 DEPT. OF REVENUE **≈ 55.00**

C

283266
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 13 1991
p. 11427
27.50

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.

"OFFICIAL SEAL"
ALAN R. KALAS
Notary Public, State of Illinois
My Commission Expires 3/15/99

IMPRESS
NOTARIAL SEAL
HERE

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
_____ Directors
corporation to be affixed thereto, pursuant to authority given by the Board
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 July 19 96
Commission expires 3/5 19 99

This instrument was prepared by Andrew W. Lambertson, Attorney at Law, 123 Water St., Naperville, Ill.
(Name and Address) 60540

MAIL TO: { RICHARD KOCUREK
(Name)
3306 S. GROVE
(Address)
BERWIN, IL 60902
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Joseph A. Lopez and Laurie A. Lopez

 (Name)

4228 ELWOOD AVENUE
(Address)
BRUNN, IL 60022
(City, State and Zip)

BOX 333-CTI

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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 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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