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GEORGE E. COLE# (

No. 804 November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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

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fitness for a particular purpose. THE GRANTOR SANCO PROPERTIES, INC. a corporation created and existing under and by virtue of the laws of the and duly authorized to transact State of __Illino 45 business in the State of Ullinois, for and in consideration DEPT-01 RECURDING **\$25.00** 7594644 T40012 TRAN 1714 D8/15/96 13:12:00 ===== (5:10.0(1) -==== DOLLARS, #8009 # むら *--96-625898 COOK COUNTY RECORDER and other good and valuable considerations and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to ROBERT A. NELSON and SHARON S. NELSON husband and wife not as tenants in commony but as JOINT TENANTS Above Space for Recorder's Use Only (Name and Address of Grantee) the following described Real Estate situated in the County of . __ in State of Illinois, to wir. LOT 42 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 line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; a rainage ditches, feeders, laterals and drain tile, nine or other conduit.

SEE EXHIBIT A ATTACHED HERETO AND ADE A PART HEREOF tile, pipe or other conduit. Permanent Real Estate Index Number(s): 22-34-203-009-0000 Address(es) of Real Estate: Lot 42, Dixon Way Drive, Lemont, Illinois 60439 хх*ынын*хнхынанын ынк уманимы улийн иймий баргийн байгийн бай In Witness Wheteof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these President, and attested by its SANCO PROPERTIES, INC.

Impress Corporate Seal Here

a new

(Name of Corporation)

President

BOX 333-CTI

Secretary

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GEORGE E. COLET	TO TO	WARRAINTY DEED Corporation to Individual

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State of Illinois, County	O DuPage	004	ss. I, the	undersione	d. a Notary	Public in	and for th	e County
and State aforesaid, DO		Robert A				p		·
Inte to be the	President of the		OPERTIES,	INC				
One to be the	corporation, and		11/2			personally	known to	me to be
Hotely Public, Stelle of My Commission Explication My Commission M	Socretary, they signed corporation to be affixed of said corporation, as corporation, for the user	and delivered of thereto, pursu their free and v and purposes t	the said instant to authority obuntary act, a herein set forth.	trument a y given by and as the	ud caused the Board c	the corpo Direct	tors and dec	of said
	official seal, this	90	da	rol -	7/101/2	-//-) 1	9
Commission expires	3//3	19 22			OTARY PI	UBLIC	~	
This instrument was prep	ared by Andrew W. La	mbertson.	Attorney a (Name	/ \	123 Wat		Napery 6054	<u>ille.</u> Il 0
MAIL TO: \[\frac{70}{}{}	(Name) (Name) (Address) (ADV3)	}		t A. Ne	NT TAX B 1son and (Na LINO) (Add	d Sharon me)	n S. Ne	lson
	(City, State and Zip)		ነ ምፍ	l 19-	,		1	
OR RECOR	DER'S OFFICE BOX NO	-12)	LEN	NONT	(City, State	60439 c and Zip)	<u></u>	

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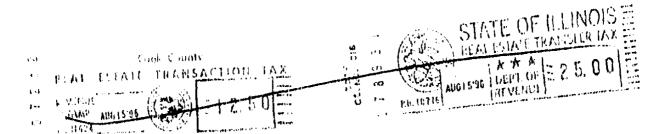
ADDENDUM A

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

(LOTS 1, 42 thru 56 and LOT 58)

- MINIMUM SQUARE FOOTAGE OF 2500 SQUARE FEET EXCLUDING (1)GARAGES AND OPEN PORCHES.
- HOUSES TO BE CONSTRUCTED OF EITHER DRIVOT OR BRICK FRONT (2) WITH CECAR OR WOOD SIDING. (NO ALUMINUM SIDING ALLOWED)
- THE DOTS OR TRACTS CONSTITUTING SAID SUBDIVISION SHALL BE (3) 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 MININUM 3-car garage, maximum 4-CAR GARAGE.
- NO BUILDING OR PART THEREOF SHALL BE ERECTED OR MAINTAINED (4) NEARER THAN 25 FEET TO THE FRONT OR STREET LINE OF THE LOT CONVEYED OR NEARIR THAN 15 FEET TO THE (east, west) SIDE LINES OF THE LOT OR AS COUNTY REQUIRES.
- NO FENCE, WALL, OR HEDGE HIGHER THAN 6 FEET SHALL BE ERECTED (5) OR MAINTAINED ON THE PREMISES CONVEYED. SAID FENCE, WALL, OR HEDGE SHALL NOT EXTEND FORWARD OF FRONT BUILDING LINE.
- 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. (6)
- (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.
- NO DETACHED TOOL SHED OR SIMILAR TYPE OUTBUILDING SHALL BE (8) CONSTRUCTED OR MAINTAINED WHICH IS NOT WITHIN 10 CEFT OF THE SIDE LINE.



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