

436

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## SPECIAL WARRANTY DEED

96893319

### GRANTORS,

MT Family Limited Partnership, an Arizona Limited Partnership, as to an undivided one-half (50%) interest, and  
 Margot A. Sheesley, a never married woman, as to an undivided one-half (50%) interest, each of them c/o David R. Abell, 560 Green Bay Road, Suite 407, Winnetka IL 60093

DEPT-01 RECORDING \$27.50  
 T#0014 TRAN 9739 11/22/96 14:49:00  
 #5883 + JW \*-96-893319  
 COOK COUNTY RECORDER

(The above space for Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY to the Grantee, STANLEY W. BENECKI, of 706 Glencoe Road, Glencoe IL 60022, the following described real estate, to wit:

Lot 2 in Sheesley Subdivision being a Resubdivision of Lot 4 in Ruben and Orb's Subdivision of part of Fractional Section 8, Township 42 North, Range 13 East of the Third Principal Meridian, in the Village of Glencoe, Cook County, Illinois.

Permanent Index No. 05-08-303-021-0000

Commonly known as: 310 Keystone Court, Glencoe IL 60022

2750  
 AC  
 11/22/96

together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT TO:** General Taxes not yet due and payable for 1996 and subsequent years; ~~building lines and easements of record, and~~ zoning and building laws and ordinances which do not adversely affect use of the property for residential purposes; acts done or suffered by or through the Grantee; and the exceptions on Exhibit A attached hereto.

And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantees, their heirs and assigns, that they have not done or suffered to be done during the period they held title to the said premises anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and use the said premises, against all persons lawfully claiming, or to claim the same. by, through or under them, they WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals as of the 12<sup>th</sup> day of November, 1996.

MT FAMILY LIMITED PARTNERSHIP,  
 an Arizona Limited Partnership

By: Jay M. Sheesley  
 Jay M. Sheesley  
 Its: General Partner

Margot A. Sheesley  
 Margot A. Sheesley

## ATGF, INC

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STATE OF ARIZONA  
COUNTY OF MARICOPA

SS

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAY M. SHEESLEY, as General Partner of MT FAMILY LIMITED PARTNERSHIP, an Arizona partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MARGOT A. SHEESLEY, a never married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 12 day of NOV 1996.

Given under my hand and notary seal, this 13th day of November 1996.

[Signature]  
Notary Public

[Signature]  
Notary Public

My commission expires: 01-FEB-1993

My commission expires: 9/13/99

047419  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP NOV 21 1996  
PS 1-400  
300.00

OFFICIAL SEAL  
PANAGIOTIS KARALIS  
NOTARY PUBLIC-NEW MEXICO  
My Commission Expires 9/13/99

0072188  
CO. NO. 716  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 21 1996  
DEPT. OF REVENUE  
600.00

(Affix Transfer Stamps Here)

This Document was prepared by: DAVID R. ABELL, ROOKS, PITTS AND POUST, 560 Green Bay Rd., Winnetka IL 60093

Return Recorded Document to:  
James Helms  
Penney & Bentley  
111 W. Washington Street, #1900  
Chicago IL 60602

Send Subsequent Tax Bills to:  
Stanley W. Benecki  
706 Glencoe Road, Suite 5  
Glencoe IL 60022



61333339

WOMEN PARSLAWINBACKLOTIBEN DED

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## Exhibit A Deed to Stanley W. Benecki Title Exceptions

1. Notation on the Plat of Subdivision:

Utility Easement Provisions:

An easement is hereby reserved and granted over and under the platted areas hereon noted as "Drainage and Public Utility Easement" or "Tree Preservation, Drainage and Public Utility Easement" and the property designated in the plat for streets to the Village of Glencoe and, subject to the reasonable review and approval of the Village of Glencoe, to Ameritech, Commonwealth Edison Company, North Shore Gas Company, Post-Newsweek Cable Co., to the above specified easements, together with their respective successors and assigns, to install, lay construct, renew, operate, repair, replace, remove, abandon in place, and maintain, conduits, cables, wires, street lighting, sewers, pipes, surface and subsurface drainage, and water mains, underground, with all necessary manholes, water valves and other equipment for the purpose of serving the said real estate with telephone, communications, electricity, street lighting, sewer, gas, water service, drainage, and other municipal services, also there is hereby granted the right to enter upon the said real estate at all times to install, lay, construct, renew, operate, repair, replace, remove, abandon in place, and maintain, within the said real estate said conduits, cables, wires, manholes, water valves, pipes, surface and subsurface drainage, and other equipment, as well as the right to cut, trim, or remove trees, bushes, and roots within said easement areas as may be reasonably required incidental to the rights herein granted; the right of ingress and egress is hereby granted over, upon and through the said real estate of emergency vehicles of any and all types, for any purpose whatever, no permanent building shall hereafter be placed on the said easement, as determined, but the same may be used for gardens, shrubs, landscaping and such other purposes that then and later do not unreasonably interfere with the uses or the rights herein granted.

2. Easement over and upon 10 feet of the land for public utilities and drainage as shown on the plat of subdivision.
3. Easement over and upon 10 feet of the land for tree preservation, drainage and public utility easement as shown on the plat of subdivision.

4. Notation on Plat of Subdivision:

Direct access to and from Sheridan Road from Lots 1, 2 and 3 is prohibited.

5. Declaration of Additional Easements for Sheesley Subdivision dated December 28, 1995 and recorded February 2, 1996 as Document number 96090220 granting Commonwealth Edison Company and Ameritech additional easements.

96090220

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6. Declaration of Access and Beach Easements for Sheesley Subdivision dated 8 May 1996 and recorded 10 May 1996 as Document number 96358919 granting easements to Harbor Shore Homeowners Association, which has lien rights thereunder for assessments.
7. Covenants, conditions and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Sheesley Subdivision dated 9 March 1995 and recorded May 9, 1995 as Document 95303702 relating to the preservation of trees on the land.
8. Covenants, conditions and restrictions contained in Declaration of Architectural Covenants for Sheesley Subdivision dated 20 March 1996 and recorded 1 April 1996 as Document number 96246068 relating to approval of architectural and landscaping plans.

F HOME PARSLA WINBACK LOTICERS EXP

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