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)

tor 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, Glences 12 60022

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

SUBJECT TO: General Taxes not yet due and payable for 1996 and subsequent years; building lines and execute affected, 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 Granteeff; and the exceptions on Exhibit A attached hereto.

And the Grantors, for themselves, and their successors, do covenant, promise and agree, to an i with the Grantoes, their heirs and assigns, that they have not done or suffered to be done during the period they held title to the said promises 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 day of November, 1996.

MT FAMILY LIMITED PARTNERSHIP, an Arizona Limited Partnership

By: Jay M. Surley
Jay M. Sheesley

Its: General Partner

Margor a. Sheesley

Margot A. Sheesley

ATGF, INC

COUNTY OF MAKE)

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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

SS

purposes therein set forth.

Given under my hand and notary seal, this ______ day of

My commission expires:

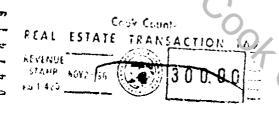
1, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MARGOT A. SHEESLEY, a never married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that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

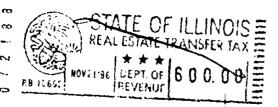
Given under my hand and notary seal, this 13 + day of Now- 19 96.

Notary public

My commission expires:

PANAGIOTIS KARALIS





Olhy Clark's Office (Affix Transfer Stamps Here)

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

Meturn Recorded Document to. James Helms enney & Bentley 🚺 l W. Washington Street, #1900 Chicago IL 60602

CO. NO. 716

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

HUMEYARSLAWINBACKYLOTIBEN DED

DOAVID R. ABELL, LTD. 456

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 Americese: 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 inscall, lay, construct, renew, operate, repair, replace. remove, abandon in place, and maintair, 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.



Property of Cook County Clerk's Office

- 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.

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Property of Cook County Clerk's Office