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WARRANTY DEED
Corporation to Individual

GEORGE E. COLE
LEGAL FORMS

COOK CO. NO. 110032



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 6 1996 DEPT. OF REVENUE \$ 55.00

Cook County
REVENUE
STAMP MAY 6 1996 \$ 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.

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

"OFFICIAL SEAL"
ALAN R. KALAS
Notary Public, State of Illinois
My Commission Expires 3/16/00
NOTARIAL SEAL
HERE

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 corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 16th day of APRIL 19 96
Commission expires 3/15 19 99
[Signature]
NOTARY PUBLIC

This instrument was prepared by Andrew W. Lambertson, Attorney at Law, 123 Water St., Naperville, IL 60566
(Name and Address)

MAIL TO: RICHARD BURKE
(Name)
11950 S. HARLEM
(Address)
PALOS HEIGHTS, IL 60463
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Robert D. Rydberg and Kimberly T. Rydberg
(Name)
4676 W. 82nd Street
(Address)
Chicago, Illinois 60652
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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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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