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E. COLE®  
LEGAL FORMS

No. 604  
November 1994

96357336

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

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DEPT-01 RECORDING \$25.00  
T40012 TRAN 0541 05/10/96 09:44:00  
#1241 # CG \*-96-357336  
COOK COUNTY RECORDER

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 KENG LEONG and BETTY H. LEONG  
15338 SHARON DRIVE, LOCKPORT, IL 60441

(Name and Address of Grantee)  
the following described Real Estate situated in the County of \_\_\_\_\_  
Cook in State of Illinois, to wit:

LOT 55 IN FOX HILLS UNIT 1-A, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 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 ADDENDUM A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 22-34-207-017-0000

Address(es) of Real Estate: Lot 55 in Fox Hills, Lemont, Illinois

~~SUBJECT TO COOK COUNTY TAXES~~  
~~PERMANENT REAL ESTATE INDEX NUMBER(S)~~  
~~ADDRESS(ES) OF REAL ESTATE~~

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 2ND day of April, 19 96.

SANCO PROPERTIES, INC.

(Name of Corporation)

Impress  
Corporate Seal  
Here

By Robert A. Nelson President

Attest: Robert A. Nelson Secretary

100245723652 # 759325500

25 1/2

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WARRANTY DEED  
Corporation to Individual

GEORGE E. COLE  
LEGAL FORMS

COOK CO. NO. 910  
250284



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY-8'96 DEPT. OF REVENUE \$ 6.50

TO

23.25  
3.25

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 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 2nd day of April 19 96  
Commission expires 3/15 19 99  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by Kevin M. Gensler, Attorney at Law, 123 Water St., Naperville, IL 60566  
(Name and Address)

MAIL TO: KENG LEONG (Name)  
15338 SHARON DR. (Address)  
LOCKPORT, IL 60441 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Keng Leong and Betty H. Leong (Name)  
15338 Sharon Dr (Address)  
Lockport, IL 60441 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333-CTI

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## ADDENDUM A

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

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(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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