

UNOFFICIAL COPY

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1999-02-01 15:25:48  
Cook County Recorder 33.00



99106178

When Recorded Mail To:

Jon Parrillo  
77 W. Wacker Drive, 50<sup>th</sup> Floor  
Chicago, Illinois 60601

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED  
(CORPORATE TO INDIVIDUAL)**

THIS INDENTURE, made this 19 day of January, 1999, between Harris Bank Argo, a banking 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, party of the first part, and Sylvia Jimenez, Theresa Jimenez and Reyna Jimenez of 376 Janus Court, West Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, 'ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description attached hereto and made a part hereto and made a part hereof as Exhibit A.

Subject to: See Exhibit B attached hereto and made a part hereof.

Address of property: Vacant lots 1, 3, 4, 8, 9, 14, 17 and 18, Highgrove Estates, Flossmoor, IL  
P.I. No(s). 31-11-219-019, -021, -022, -026, -027, -032, -035 and -036

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

862723.01.03  
1476902/SBK  
10/10/98

**BOX 333-CTI**

CHICAGO TITLE INS. CO. 77 94 779 01-MJL-1K

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

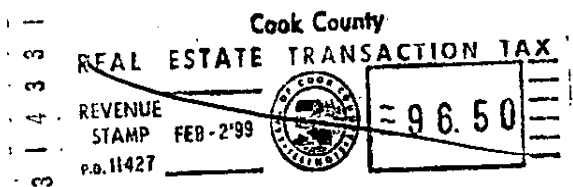
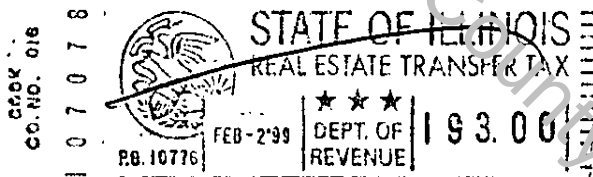
IN WITNESS WHEREOF, said party of the first part and has caused its name to be signed to these presents by its duly authorized agent, the day and year first above written.

Harris Bank Argo

By 

Sandra Sanders, its duly authorized agent

This instrument was prepared by Sean T. Maloney, Chapman and Cutler, 111 W. Monroe, Chicago, IL 60603



STATE OF ILLINOIS

)

) SS.

COUNTY OF COOK

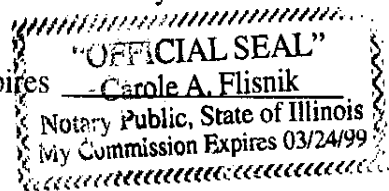
)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Sanders personally known to me to be the duly authorized agent of Harris Bank Argo and 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 as such duly authorized agent of Harris Bank Argo, she signed and delivered the said instrument her free and voluntary act, as such duly authorized agent and as the free and voluntary act and deed of said Harris Bank Argo, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25<sup>th</sup> day of January, 1999.



Notary Public

Commission expires Carole A. Flisnik

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## EXHIBIT A

### PARCEL 1:

LOTS 1, 3, 4, 8, 9, 14, 17 AND 18 IN HIGHGROVE ESTATES, BEING A RESUBDIVISION OF PART OF BLOCK 4 IN G.C. ELMORE AND COMPANY'S FLOSSMORE MANOR FARMS, BEING A SUBDIVISION OF N 1/2 OF THE NE 1/4, SECTION 11, TOWNSHIP 35, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS AND DEPOS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS FOR HIGHGROVE ESTATES OF FLOSSMOOR RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005108 AND AS SHOWN ON PLAT OF HIGHGROVE ESTATES RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005107.

Property of Cook County Clerk's Office

## EXHIBIT 8

1. TAXES FOR THE YEAR(S) 1998 *and subsequent years.*
2. WEED CUTTING LIEN IN FAVOR OF VILLAGE OF FLOSSMOOR AGAINST THE LAND RECORDED OCTOBER 21, 1998 AS DOCUMENT NUMBER 98942708 IN THE AMOUNT OF \$200.00.  
(AFFECTS LOT 13 AND OTHER PROPERTY)
3. A 50 FOOT BUILDING LINE ALONG THE EAST LINE OF LOTS 1, 2 AND 3 IN BLOCK 4 IN GROVER C. ELMORE AND COMPANY'S FLOSSMOOR MANOR FARMS SUBDIVISION.  
(AFFECTS UNDERLYING LAND)
4. EASEMENT OVER THE WEST 10 FEET OF LOTS 1, 2 AND 3 OF GROVER C. ELMORE AND COMPANY'S FLOSSMOOR MANOR FARMS SUBDIVISION FILED AS DOCUMENT LR931493.  
(AFFECTS THE UNDERLYING LAND)
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE WARRANTY DEED FROM ELMORE REAL ESTATE IMPROVEMENT COMPANY, A CORPORATION OF ILLINOIS TO ROY W. RUPP AND PEARL RUPP, HIS WIFE DATED NOVEMBER 30, 1944 AND FILED JANUARY 15, 1945 AS DOCUMENT LR1008366 RELATING TO GROUND FLOOR AREA, CHARACTER, MATERIALS, AND LOCATION OF BUILDINGS TO BE ERECTED ON THE LAND AND OUTBUILDINGS.  
  
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION  
(AFFECTS UNDERLYING LAND)
6. BUILDING LINE OVER THE NORTH 50 FEET OF LOT 7 IN BLOCK 4 IN SUBDIVISION FILED AS DOCUMENT LR931493.  
(AFFECTS UNDERLYING LAND)
7. A 20 FOOT BUILDING LINE OVER THE NORTH LINE OF THE LAND AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.  
(AFFECTS LOTS 1, 9 AND 18)
8. A 15 FOOT BUILDING LINE OVER THE SOUTHERLY AND WTY LINE OF THE LAND AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.  
(AFFECTS WESTERLY LINE OF LOT 3 AND SOUTHERLY LINE OF LOT 4)
9. LANDSCAPE EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.
10. DETENTION EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.

11. INGRESS AND EGRESS, PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.
12. PUBLIC DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.
13. AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, AND NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND NORTHERN ILLINOIS GAS COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEWAL AND REMOVAL, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY WHETHER OR NOT CONTIGUOUS THERETO, IN ALL PLATTED "PUBLIC UTILITY EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
14. A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF FLOSSMOOR, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATER MAINS, FIRE HYDRANTS, VALVES AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID WATER MAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENT SAID EASEMENT BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.
15. A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF FLOSSMOOR, A MUNICIPAL CORPORATION OF ILLINOIS ITS SUCCESSORS AND ASSIGNS FOR FULL AND FREE AND AUTHORITY TO INSPECT AND MAINTAIN OR CAUSE TO MAINTAIN INDIVIDUAL STORM WATER DETENTION FACILITIES ON LOTS 1, 2 AND 3.
16. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DECLARATION FILED OCTOBER 23, 1991 AS DOCUMENT LR 4005108 RELATING TO MEMBERSHIP, VOTING RIGHTS, ARCHITECTURAL CONTROLS, USE AND OCCUPANCY RESTRICTIONS, EASEMENTS, AND ASSESSMENTS.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

17. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. LR4005107, AFFECTING THE NORTH, EAST, WEST AND SOUTH LINES OF LOT 19 OF THE LAND.
- (AFFECTS EASEMENT PARCEL 2)
18. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF FLOSSMOOR, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. LR4005107, AFFECTING THE VARIOUS PARTS OF LOT 19 (COMMON GROUND) OF THE LAND.
- (AFFECTS EASEMENT PARCEL 2)
19. LANDSCAPE EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR 4005107 OVER PARTS OF LOT 19.
- (AFFECTS PARCEL 2)
20. DETENTION EASEMENT AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107 OVER PARTS OF LOT 19.
- (AFFECTS EASEMENT PARCEL 2)
21. INGRESS AND EGRESS EASEMENTS, PUBLIC UTILITIES AND DRNG EASEMENTS OVER PARTS OF LOT 19 AS SHOWN ON PLAT OF HIGHGROVE ESTATES FILED AS DOCUMENT LR4005107.
- (AFFECTS EASEMENT PARCEL 2)
22. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.