IMPORTANT

READ THIS CONTRACT CAREFULLY, EXAMINE THE REAL ESTATE HEREIN DESCRIBED, AND CHECK LOCATION AND SIZE OF THE REAL ESTATE WITH PLAT BEFORE SIGNING.

ARTICLES OF AGREEMENT FOR DEED

AHORO VISTA

LOTs 2 to 79 inclusive
L0T86 to 101 inclusive
L0Ts 106 to 169 inclusive
L0Ts 111 to 149 inclusive

ROBERT BARTLETT REALTY CO. (Not Inc.)

Made this day of

A. D. 19

between Robert Bartlett, as Trustee for

ROBERT BARTLETT REALTY CO. (Not Incorporated), hereinafter called "the Vendor," and

hereinafter called "the Purchaser."

WITNESSETH:

I. THE VENDOR COVENANTS AND AGREES that if the Purchaser shall first make the payments and perform the covenants to be made and performed by the Purchaser hereunder, the Vendor will:

First: Convey or cause to be conveyed to the Purchaser in fee simple by a trustee's deed the real estate (hereinafter called "the real estate") known and described as

LEGAL DESCRIPTION

LOT

in ROBERT BARTLETT'S AHORO VISTA, being a Subdivision of part of the South West Quarter of Section 31, Township 45, North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded May 23, 1958, as Document 82994, in Book 34 of Plats, page 64, in Lake County, Illinois.

SUBJECT to each of the following covenants as refer to the real estate herein described which shall run with the land and shall be in force and effect and shall be binding on all parties and all persons claiming under them until January 1, 1955, at which time said covenants shall automatically extend for successive periods of ten years, unless by a vote of the majority of the then owners of the lots in said subdivision it is agreed to change the said covenants in whole or in part.

1. All lots shall be residential lots, subject to zoning and building laws, ordinances and regulations.

2. Said real estate may be used for single family, or residential purposes only and no structure shall be erected, altered, placed or permitted on any single family dwelling not to exceed 2½ stories in height, including an immediately attached breezeway, if desired, and a private garage which may be attached to and immediately adjacent to the principal building. Said garage and/or breezeway, including those garages and/or breezeways herein unassigned as that of the principal building, said garage and/or breezeway and garage must be constructed simultaneously with the construction of the dwelling; be constructed of new material and if frame shall immediately be painted with two coats of paint.

3. No more than one dwelling shall be erected or placed on any one lot in said subdivision other than a tool house and such tool house may be used for the storage of tools only while the dwelling is in the continuous process of erection. Upon the completion of any dwelling the tool house shall be removed immediately from the real estate.

4. No building shall be erected or placed on said premises prior to January 1, 1955 until the plans and specifications of said building shall have been submitted to and approved by the vendor herein or his successors.

5. No dwelling shall be placed or erected upon such real estate unless (a) it be designed for single family use, (b) it be of brick, stone, concrete, frame or combination, (c) it have a ground floor area, exclusive of one-story open porches and garages, of not less than 1500 square feet in the case of a one-story structure and of not less than 1700 square feet in the case of a 1½, 2 or 2½ story structure, (d) the exterior thereof shall be constructed of materials of such quality as to be permanent and not require the removal of erection or placement on the real estate, and (e) a driveway and curb permit is first obtained from the proper authorities and a driveway constructed (to include such curvets as are necessary for proper drainage) measuring at least 8 feet in width and run from the street paving to the lot building line and be constructed of either gravel, stone, cinders, rock, cement or asphalt in sufficient amounts to prevent the wheels of vehicles from carrying the soil of the real estate on to the dedicated roads.

6. Such dwelling be of frame construction, outside wall must be of new finished siding and two coats of paint or stain must be applied thereto immediately upon completion. No roll type tar paper roof or siding shall be permitted on any structure in the subdivision, nor shall any imitation brick or imitation stone siding be permitted on any structure. Chimneys shall be of brick, stone, or concrete construction, to include prefabricated chimneys of Van Packer type. Foundations for all dwellings must be of brick, stone or concrete. Fences, if of wood or frame, unless they be of rustic type, must be painted immediately upon erection.

7. No structure of any kind shall be erected or placed on the real estate without the written consent of the vendor, nor shall any sod or black dirt be sold or removed, nor any trees or shrubbery be cut, sold or removed until and unless the purchaser has first made all of the payments and performed all of the covenants to be made and performed by him including the payment of the purchase price in full.

8. Said real estate shall be not used nor shall any building thereon be used for commercial purposes, nor as a welding yard, for a filling station, a bar, restaurant, or otherwise as a public or commercial place.

9. The use of said real estate shall be permitted only in structures conforming with the above conditions and restrictions and no trailer, basement, tent, railroad car, shack, garage, barn or out-building shall be erected or placed on said real estate or used as a residence or place of business temporarily or permanently.

10. Notwithstanding the provision and condition hereinafore set forth that no more than one dwelling shall be erected or placed on any lot in said subdivision, the vendor reserves unto himself the right to sell and convey a portion of a lot and if the vendor so sells and conveys a portion of a lot, a dwelling house may be erected or placed on such portion of a lot, but such portion of a lot shall otherwise be subject to all of the conditions and provisions otherwise governing such lot as hereinafore provided.

11. No signs or offensive trade shall be carried on upon any lot in said subdivision, nor shall anything be done thereon which may be or become a nuisance or annoyance in the neighborhood.

12. No chickens, fox, skunks, cattle, horses, hogs, poultry or goats shall be kept or maintained on said premises, nor shall the growing of mushrooms be permitted.

13. No truck or other commercial vehicle shall be permitted upon any lot except when said truck or commercial vehicle is actually delivering, unloading or loading personal property to and from the premises and except any truck or commercial vehicle which is restricted to the interior confines of the private garage, the intentions being to prevent unnecessary excessive and continuous open parking of trucks or commercial vehicles upon said lots.

14. Said lots 138, 139 and 140 is for the mutual benefit of the owners of said lots 138, 139 and 140, said dam cannot be destroyed, removed, improved or replaced by either owner of said lots 138, 139 and 140 without the consent in writing of the other owner. It being the intention and understanding that the use and enjoyment of said dam be as mutually agreed upon by said owners with the cost of improvement, and/or maintenance thereof to be paid by the owners of said lots and on a basis as mutually agreed upon by said owners.

15. The stone bridge, a portion of which is located on lots 138, 139 and 140 is for the mutual benefit of the owners of said lots 138, 139 and 140, said bridge cannot be destroyed, removed, improved or replaced by any owner of said lots 138, 139 and 140 and
140 without the consent of the other owners. It being the intent of the vendor that the use and enjoyment of said bridge be as mutually agreed upon by said owners with the cost of any maintenance and/or improvement thereof to be paid by the owners of said lots and on a basis as mutually agreed upon by said owners.
The dam, a portion of which is located on lots 127, 128, 137 and 140, said dam cannot be destroyed, removed, improved or replaced by any owner or owners of said lots 127, 128, 137 and 140, without the consent of all of said owners. It being the intent of the vendor that said dam be as mutually agreed upon by said owners with the cost of maintenance and/or improvement thereof to be paid by the owners of said lots and on a basis as mutually agreed upon by said owners.

No signs of any character shall be placed upon or in any residential lot or lots in the subdivision without the written consent of the vendor herein or his successors, nor shall any signs be placed on or attached to any part of the exterior of any structure in the subdivision, without the written consent of the vendor herein or his successors, the intention being that no signs of any character shall be visible to the general public, except that a sign not to exceed two feet, by four feet (2' x 4') in size, with the lettering thereon limited to 'For Sale' or 'For Lease,' shall be permitted.

All lots having tile or drainage ditches are subject to the rights of the adjacent owners and the public to have maintained the uninterrupted flow of water through said tile or drainage ditches.

Rights of the public and the adjoining owners to the free and unobstructed flow of any stream.

Real estate shall be occupied, a septic tank of brick, tile or concrete or other satisfactory method of disposing of sewage shall be completely installed by the purchaser(s) or the purchaser(s) successors in interest without expense to the vendor, and the arrangements for sewage disposal shall be such as to prevent all nuisances and all possibility of contamination and such as to be satisfactory to the vendor and to the public authorities.

It is understood and agreed that the purchase price as stated herein includes the installation of water mains in front of the real estate herein described. It being understood that a water system is installed in the streets of the subdivision for the purpose of supplying water to the lots in the subdivision on a fee basis.

Waste Disposal systems shall be located and constructed in accordance with the standards set forth by the State Department of Health and Public Authorities, the location being such that these systems be at a reasonably safe distance from water wells on the same or adjacent lots, so as to protect such wells from pollution.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein set forth by assigning any part of the premises or any estate therein or by transferring any part of the same to others or causing anything to be done contrary to the terms of any of said covenants, it being agreed that the vendor shall have reasonable time to deliver said deed and title insurance policy to purchaser, said delivery to be made at the office of the vendor or his successors.

III. AND THE PURCHASER COVENANTS AND AGREES:

First: To pay to the Vendor at the office of Robert Bartlett Realty Co. (Not Incorporated) in Chicago, the principal sum of $100.00 with interest from and after one year from date hereof at the rate of 6% per annum on the unpaid principal sum remaining from time to time unpaid, in the manner following:

Taxes

Interest

Unless otherwise specified herein, said monthly payments after one year from the date hereof are to be applied as follows:

First: To pay the interest on the unpaid principal sum remaining from time to time unpaid and the balance of all said taxes, with the voluntary or by operation of law, from time to time unpaid.

Second: To pay before they become delinquent all general taxes for the year 19 and thereafter and all unpaid special taxes, including and inuring to the benefit of the real estate. The Vendor shall be entitled to a credit for all taxes paid by the Vendor or his successors in interest, and the whole amount of said credit to be applied toward the payment of taxes due and payable by the Purchaser to the Vendor with interest thereon at six per cent per annum from the date of payment by the Vendor until the date of payment by the Purchaser.

Tax for the year 19 shall be prorated between the Vendor and Purchaser as of the date hereof provided, however, if the Purchaser is entitled to a deed of conveyance of the said real estate and the amount of such taxes is not then assessed, the Vendor shall be prorated the amount of the amount of the most recent ascertainable taxes.

Purchaser hereby agrees, in the event a division for taxes has not been made, the Purchaser will accept and pay to the Vendor when due as his rightful share of tax, a percentage of the total tax of this subdivision, said percentage being the ratio of the Purchaser's acreage as it bears to the entire acreage of said subdivision.

Term:

Third: To comply with and observe all of the laws, ordinances, regulations, restrictions, easements, conditions and covenants hereinafter referred to or set forth.

Fourth: Purchaser shall pay to the vendor for U. S. Revenue Stamps or any other tax which may be levied or imposed by law with respect to delivery of deed. Purchaser shall also pay for recording deed.

Fifth: Purchaser agrees to re-imburse Vendor for expenses to which Vendor may be put for the cutting of thistles or other noxious weeds before the real estate is sold.

Sixth: If the real estate is presently improved the Purchaser hereby authorizes the Vendor to place insurance in an amount sufficient, in the Vendor's opinion, to pay for such improvements. The Vendor, may, but need not, place and pay for such insurance, and every such payment as made by the Vendor shall be come and be immediately due and payable by the Purchaser to the Vendor with interest thereon at six per cent per annum from the date of payment by the Vendor until the date of payment by the Purchaser.

III. THE PARTIES HERETO FURTHER MUTUALLY COVENANT AND AGREE AS FOLLOWS:

1. No interest or equity in the real estate shall vest in the Purchaser, nor shall the Purchaser have any right of possession of the real estate without the written permission of the Vendor, until the Purchaser shall have made all the payments and performed all the covenants to be made and performed by the Purchaser hereunder.

2. No interest, voluntary or by operation of law, of the Purchaser's interest in this agreement shall be valid or effective unless consented to in writing by the Vendor.

Title Insurance Policy

Term

General Provisions
and deposited in the United States Post Office or in any mail box or mail chute in the City of Chicago shall, whether or not such communication, notice or declaration shall have been actually served upon the Purchaser, be deemed conclusively
or declaration; and the affidavit of any agent or employee of the Vendor that such communication, notice or declaration
have been signed as hereinafter provided and while bearing such signature, has been mailed by the affiant as hereinafter
or declaration, shall be competent evidence against the Purchaser in any controversy or proceeding in law or in equity
involving this agreement or the real estate; and all the terms and provisions of this paragraph 4 shall remain and con
sume to be effective and binding on the Purchaser, notwithstanding the acceptance of late payments by the Vendor or by
any of his agents or employees, and notwithstanding any other acts or conduct of the Vendor or any of his agents or
employees, which might be held to constitute a waiver of strict compliance with some or all of the terms or provisions of
this agreement by the Purchaser.
5. In case the Vendor shall at any time declare the forfeiture and determination of this agreement by reason of any
violation of this agreement by the Purchaser, the affidavit of any authorized agent or employee of the Vendor that a written
document has been mailed under the provisions of this paragraph shall be held to evidence the validity of the Vendor in favor of the
Vendor in the event that the holder of the legal title to the real estate and any subsequent purchaser thereof that all rights and interests of the Purchaser under this agree
ment and those claiming through the Purchaser have been completely forfeited and determined.
6. The remedy of forfeiture shall not be exclusive of any other remedy given by this agreement or otherwise, and no delay or omission of the Vendor to exercise any right arising hereunder shall impair or be construed as a
waiver of such right, and no waiver of any part of the Purchaser shall affect any subsequent default or impair the
Vendor's rights resulting therefrom.

7. This agreement, even though signed by the Vendor shall not be binding upon the Vendor until both this agreement and the separate agreement appearing below (addressed to Robert Bartlett, Trustee) shall have been signed and sealed by
the Purchaser.

8. The term "Vendor" shall include Robert Bartlett, as Trustee as aforesaid, his assigns and his successors in trust.

9. This real estate does not have electricity, gas, sewer, nor has it been approved by the Federal Housing Administra
tion for financing.

10. The Purchaser agrees that if there is any ravine, sand dune, drainage ditch or peat on or in the real estate, the
Purchaser will take the real estate subject thereto and in accordance with terms of this agreement.

11. The Purchaser further agrees that the Vendor or any agent of the Vendor has made no promises or made representations respecting the drainage, fire, flood, or other conditions of the soil, topography, or land use.

12. Lots which extend past fences between adjoining property and said lots are subject to the parties in possession of
that part of said lots.

13. The Vendor, as aforesaid, reserves the right to grant such easements over, upon or under the said real estate as are
necessary in its opinion for sewer, water, gas, drainage and electricity purposes.

14. In the event that said real estate is presently improved and is being sold to the purchaser with such improvements, the
purchaser represents and agrees that the purchaser has seen and examined the real estate and has examined and is satisfied with the present condition and state of repairs of the improvements thereon and accepts such improvements
as is and in the present condition and state of repair and the purchaser agrees and agrees further than neither the Vendor nor
any agent of the Vendor has made any representations as to the condition or state of repair of any improvement nor any
promise or undertaking to decorate, alter, repair or remodel said improvements.

15. The construction costs of roads which the Vendor has built or will build in the subdivision shall be borne by the
Vendor and the Vendor does not agree to maintain or repair any road or roads.

16. Vendor agrees to advance deposit and pay all costs required by the local utility company to bring underground
telephone and electric service up to the real estate when the same shall be made necessary by the erection of a residential build
ing thereon prior to January 1, 1960.

17. It is understood and agreed that the materials used in the roads being constructed or to be constructed will consist of
stone or gravel and will be mixed with a good class A gravel base which consists of a bituminous coat of blacktop, a cover coat of
blumen, a cover coat of aggregate, a second cover coat of blumen, a second coat of aggregates, a seal coat of blumen, and a
seal coat of aggregate all being in compliance with City and Township Regulations.

18. The Vendor will not sell above real estate for the Purchaser.

19. IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate the day and year first
above written.

As Trustee as aforesaid ................................................................. (SEAL) ................................................................. (SEAL)

NOTICE—NO PERSON IS AUTHORIZED TO MAKE ANY REPRESENTATION OR PROMISE ON BEHALF OF THE VENDOR WHICH IS NOT CONTAINED IN THIS AGREEMENT

To ROBERT BARTLETT, TRUSTEE:

To induce you to enter into the above agreement and to deliver to the undersigned (hereinafter called "the Purch
sae") a duplicate original thereof, the Purchaser states that the Purchaser has read and understands the whole of said
agreement, has compared the lot number the said lot set forth with a plot of the subdivision and understands the location, size,
lot and topography of the real estate described in said agreement, and that said real estate is unimproved; and also states that
no representation or promise not expressed in said agreement has been relied upon by the Purchaser in entering into it.

If any representation has been made by any agent of the Robert Bartlett Realty Co. (Not Incorporates) or of Robert Bart
lett, Trustee, the Purchaser, in consideration of your entering into the above agreement and delivering a duplicate original
thereof releases you and said company from all liability based directly or indirectly upon any such representation.

(SEAL) ................................................................. (SEAL)
Articles of Agreement

ROBERT BARTLETT, Trustee

WITH

Robert Bartlett Realty Co.

REAL ESTATE

111 WEST WASHINGTON STREET
CHICAGO TITLE AND TRUST BUILDING
TELEPHONE AN S10 3-4141

Chicago, Cook County, Ill.

ROBERT BARTLETT, Trustee:

You are hereby authorized and directed to draw
and deliver deed to the herein described property in
the names of:

and

as joint tenants and not as tenants in common.

Address

City .... County .... State ....

Legal description:

x ................................ (SEAL)

x ................................ (SEAL)

I, ........................................ (Seal)

I, ........................................ (Seal)

in and for said County, in the
State aforesaid, Do hereby Certify, That

personally known to me to be the same person
whose name, ................................, subscribed hereto,
appeared before me this day in person, and acknowl-
edged that ................................ was signed, sealed and delivered the
said Instrument as

free and voluntary act, for the uses and purposes
therein set forth.

Given under my hand and Notarial seal, this
A.D. 19 ....................................

NOTARY PUBLIC

CHICAGO ......................... 19 ....

FOR VALUE RECEIVED, (1/2) hereby assign
unto .....................................

as joint tenants and not as tenants in common.

Address ............................................................

City .... County .... State ....

all interest in the within contract and in consideration
of the consent of Robert Bartlett, Trustee,
to the above assignment, (1/2) hereby guarantee performance
of the within contract by the said assignee
and agree that Robert Bartlett, Trustee,
in enforcing this contract, may proceed against (1/2)
the between ................................ and without
exhausting his remedies against the said assignee.

(State)

I hereby agree to comply with the terms and conditions
of the within contract.

(State)

(State)

I, ........................................ (Seal)

in and for said County, in the
State aforesaid, Do hereby Certify, That

personally known to me to be the same person
whose name, ................................, subscribed hereto,
appeared before me this day in person, and acknowl-
edged that ................................ was signed, sealed and delivered the
said Instrument as

free and voluntary act, for the uses and purposes
therein set forth.

Given under my hand and Notarial seal, this
A.D. 19 ....................................

NOTARY PUBLIC

ARBOR VISTA

Robert Bartlett Realty Co.

(Not Inc.)