

Hawthorne Hills  
Sub

No. 187584 Filed this 21st day of June, A.D. 1956 at 2:27 o'clock P.M.

The Grantors, Charles M. Eaton and Elizabeth C. Eaton, husband and wife, individually, and each as the spouse of the other, respectively, of the County of Adams and State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid, CONVEY and WARRANT to Charles J. Braun and Ione D. Braun, husband and wife, not in tenancy in common, but in joint tenancy, the following described Real Estate:

A part of Lot One (1) of B. I. Chatten's Subdivision of part of the Northwest Quarter of Section Eighteen (18), in Township Two (2) South of the Base Line, in Range Eight (8) West of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at a point Eleven hundred fifty-eight (1158) feet East and Two hundred (200) feet North of the Southwest corner of Lot Two (2) of B. I. Chatten's Subdivision, thence North from said point of beginning parallel to the West line of the Northeast Quarter of the Northwest Quarter of Section Eighteen (18), Two hundred (200) feet, thence East parallel to the South line of said Northeast Quarter of the Northwest Quarter of Section Eighteen (18) Two hundred forty and eighty-six hundredths (240.86) feet to a point on the East line of said Lot One (1) of B. I. Chatten's Subdivision, thence South along the East line of said Lot One (1) Two hundred (200) feet, thence West parallel to the South line of Lot One (1) Two hundred forty-one and one hundredths (241.01) feet to the point of beginning, said tract containing 1.106 acres, being subject, however to a Twenty (20) foot roadway on the East side thereof, situated in the County of Adams, in the State of Illinois, subject to the right of way of Central Illinois Public Service Co. recorded in Book 4 of Rights of Ways, at page 415,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State of Illinois.

This conveyance is made subject to the following limitations, restrictions and covenants which shall run with the land:

1. The Grantors herein shall have the right to subdivide land owned by them and to have the said above described premises included in said subdivision.
2. No building on the above described premises shall be located closer than twenty feet to the boundary line thereof and the inside easement line on said premises shall be considered a boundary line for the purposes of this subparagraph.
3. Only one one-family dwelling with garage to be used in connection therewith may be erected on the above described premises and no other main building may be erected thereon.

4. No dwelling, including garage, shall be erected on the above described premises at a cost less than Sixteen thousand (\$16,000.00) Dollars.

5. No dwelling using soft coal as fuel shall be erected on the above described premises.

6. No building on said premises shall be used as a boarding house, rooming house, club house, nor for industrial, commercial or professional purposes.

7. All fuel tanks on the above described premises shall be buried or covered.

8. No billboards may be erected on the above described premises.

9. No livestock other than horses shall be permitted on the above described premises; an appropriate building may be erected to shelter any horse permitted on the above described premises.

10. Off the street parking areas shall be provided on the above described premises to prevent the necessity of parking along the main road.

11. Sewage disposal system for the above described premises shall include a septic tank and tile drainage field installed in accordance with the minimum recommendations of the State of Illinois.

Dated this 21<sup>st</sup> day of June, A.D. 1956.



Charles M. Eaton (SEAL)  
Charles M. Eaton

Elizabeth C. Eaton (SEAL)  
Elizabeth C. Eaton

STATE OF ILLINOIS )  
COUNTY OF ADAMS ) SS.

I, Elizabeth C. Eaton, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles M. Eaton and Elizabeth C. Eaton, husband and wife, individually, and each as the spouse of the other, respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed that they signed, sealed and delivered the said instrument including the release and waiver of the right of home-  
stead, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 21<sup>st</sup> day of June, A.D. 1956.



Elizabeth C. Eaton  
Notary Public