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Cook County Recorder 23.50

ARCHITECTURAL
CONTROL AGREEMENT



00794602

For Use By Recorder's Office Only

ED GUNTHER ("Unit Owner") is the owner of **286 PRAIRIE VIEW LANE, WHEELING, ILLINOIS** in the Equestrian Grove Townhome Association ("Association") and does hereby indemnify and hold harmless the Board, Association, its agent and other unit owners from any and all claims, controversies, or causes of action resulting from any improvement and/or alteration performed by Unit Owner, including the payment of any and all costs of litigation and attorney's fees resulting therefrom.

Furthermore, Unit Owner, his successors in title, assignees, agents or heirs, are solely and individually responsible for the repair, maintenance, and restoration of the improvement so long as it remains on the property.

Association acknowledges and finds acceptable the unit owner's improvements and/or alterations performed to date. If at any time, Unit Owner fails to maintain said improvement to the satisfaction of the Association, the Association shall notify Unit Owner of the violation of this Agreement in writing.

Unit Owner shall bring the improvement into compliance within ten (10) days of the date of said written notification.

Failure of the Unit Owner to remedy the defects as outlined by the Association in the improvement, may, in the discretion of the Board of Directors, result in the Board undertaking any and all repairs, maintenance or restoration of Unit Owner's improvement at Unit Owner's expense.

Any and all expenses incurred by the Board in making said repairs, maintenance or restoration shall be assessed to the Unit Owner's account in accordance with the Declaration, to collect the foregoing, including all costs and attorney's fees.

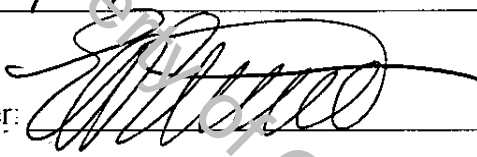
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In the event Unit Owner constructs any further improvement or alteration, the Association retains the right to pursue any and all remedies available at law or in equity as stated in Association's documents. Unit Owner does hereby indemnify and hold harmless the Board, Association, and its duly authorized agent and shall refrain from instituting an action for trespass in the event the Board removes said improvement or alteration. The Board's right of entry is unqualified and in conformance with the Declaration.

Upon transference of any ownership of his unit, Unit Owner shall inform the successor in title, including any tenant or purchaser by Articles of Agreement for Warranty Deed, of the existence of this agreement and the obligations set forth herein. The obligations herein shall pass to any successor in interest.

Date: 10/05/2000

Unit Owner: 

Unit Owner: _____

PIN# 03-02-201-054

Address: 286 Prairie View Lane
Wheeling, IL. 60090

This document to be returned after recording to:

Matthew L. Moodhe
Kovitz Shifrin & Waitzman
750 Lake Cook Road
Suite 350
Buffalo Grove, Illinois 60089
(847) 537-0500

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