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Cook County Recorder 29.00

This instrument was prepared
by and after recording should
be returned to:

Village of Glenview
1225 Waukegan Road
Glenview, IL 60025



0010084260

**DECLARATION COVENANTS AND EASEMENTS
FOR STORMWATER MANAGEMENT**

This Declaration is made this 18 day of August, 1999, by Mark F. Schafer and Catherine M. Schafer, husband and wife (the "Schafers").

Recitals

A. The Schafers own and reside at the property commonly known as 411 Rollwind, Glenview, Illinois and legally described on Exhibit A attached hereto (the Schafer Property"). The Schafer Property is depicted on the one-lot Plat of Schafer Resubdivision recorded simultaneously with this Declaration.

B. As a condition of approval of the Plat of Schafer Resubdivision, the Village of Glenview (the "Village") has required the granting of certain easements depicted on the Plat and the construction of certain stormwater detention facilities.

C. In anticipation of a review by the Village in the near future of its stormwater management policies, the Village has agreed to defer installation of the stormwater management facilities, conditioned upon the recording of this Declaration.

Declaration

1. The Schafers shall construct the stormwater detention facilities depicted on the Plans dated July 22, 1999 (which Plans have been approved by and are on file with the Village) within three (3) years of the date of recording of the Plat of Schafer Resubdivision. Notwithstanding the foregoing, if the Village amends its stormwater management regulations prior to the expiration of such three-year time period in a manner that requires stormwater detention facilities different from those depicted on the Plans, the Schafers shall revise the Plans accordingly and commence construction of such facilities within twelve (12) months after such regulations are amended.

2. The Stormwater Detention Easement depicted on the Plat of Schafer Resubdivision is hereby declared to be for the purpose of providing stormwater detention facilities depicted on the Plans. The 10-foot Ingress and Egress Easement depicted on the Plat of

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Schafer Resubdivision is hereby declared to be for the limited purpose of access to the Stormwater Detention Easement and providing subsurface stormwater transmission. Only the Village and its authorized employees and contractors shall have access to these Easements for the purpose of inspecting and, if necessary, maintaining and repairing the stormwater detention facilities in accordance with the Plans. The Village shall provide reasonable advance notice of any entry onto the Easements (it being recognized that, in the event of emergency, advance notice may not be possible). All necessary precautions shall be taken to avoid damage to the landscaping (especially mature trees) and other improvements on the Schafer Property. The Village shall restore the Schafer Property to its pre-existing condition after any such entry onto the Easements.


- 3. The Easements are granted on the express conditions that:
 - a. In the event the Schafers revise the Plans pursuant to a change in Village regulations as described in Paragraph 1 above, any necessary revisions to the Easements shall be made, and a plat of vacation and a new plat of easement shall be recorded.
 - b. In the event that, as a result of a change in Village regulations, no on-site detention is required on the Schafer Property, a plat of vacation shall be recorded which vacates the Easements.

4. This Declaration shall be a covenant running with the land and shall be binding upon the Schafers and their successors in title to the Schafer Property.

IN WITNESS WHEREOF, the Schafers have signed, sealed and delivered this Declaration as of the date and year first above written.



 MARK F. SCHAFER



 CATHERINE M. SCHAFER

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, being a Notary Public for the State and County aforesaid, do hereby certify that Mark F. Schafer and Catherine M. Schafer, husband and wife, personally known to me to be the same persons who affixed their signature to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have set hereunto by hand in seal this 20TH day of AUGUST, 1999

Donald W. Gervens Jr
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF SCHAFER PROPERTY

The South 123 feet of Lot 104 in "Golf Acres", being a Subdivision of part of Section 7, Township 41 North, Range 13 East of the Third Principal Meridian, and part of Lot 3 in Geishecker's Partition of lands in the South East Quarter of Section 35, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded September 18, 1939 as Document Number 12370211, in Cook County, Illinois.

Commonly known as: 411 Rollwind Road, Glenview, IL 60025

Permanent Index Number: 10-07-411-012-0000

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