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Cook County Recorder 27.50



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ARCHITECTURAL
CONTROL AGREEMENT

For Use By Recorder's Office Only

ROMAN SAWICKI of 280 PRAIRIE VIEW LANE, JOSEPHINE SAWICKI of 282 PRAIRIE VIEW LANE, BARBARA WROBLEVSKI of 284 PRAIRIE VIEW LANE, ED and APPLE GUNTHER of 286 PRAIRIE VIEW LANE ("Unit Owners") in the Equestrian Grove Townhome Association, Wheeling, Illinois, ("Association") hereby indemnifies and holds harmless the Board, Association, its agent and other unit owners from any and all claims, controversies, or causes of action resulting from the installation and maintenance of a split rail fence located behind the above-referenced units, ("improvement") performed by Unit Owners, including the payment of any and all costs of litigation and attorney's fees resulting therefrom.

Furthermore, Unit Owners, their 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 owners' improvement. If at any time, Unit Owners fail to maintain said improvement to the satisfaction of the Association, the Association shall notify Unit Owners of the violation of this Agreement in writing.

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

Failure of any of the Unit Owners 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 Owners' improvement at Unit Owners' expense.

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

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In the event that the Association elects to install a similar fence behind the units within the Association other than those referenced above, the unit owners shall be reimbursed for the installation costs of the improvement.

In the event Unit Owners construct 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 Owners do 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 their units, Unit Owners 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: 5/2/01
Unit Owner: Roman Sawicki

Address: 280 Prairie View Lane,
Wheeling, IL

Date: 5-2-01
Unit Owner: Josefa Sawicki

Address: 282 Prairie View Lane,
Wheeling, IL

Date: 5-2-01
Unit Owner: Richard Chese

Address: 284 Prairie View Lane,
Wheeling, IL

Date: 5/2/01
Unit Owner: [Signature]

Address: 286 Prairie View Lane,
Wheeling, IL

EQUESTRIAN GROVE
TOWNHOME ASSOCIATION

By: [Signature] 5/7/01

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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EXHIBIT "A"

Address: 280 Prairie View Lane, Wheeling, IL

P.I.N.: 03-02-201-051 u-283

Address: 282 Prairie View Lane, Wheeling, IL

P.I.N.: 03-02-201-052 u-284

Address: 284 Prairie View Lane, Wheeling, IL

P.I.N.: 03-02-201-053 u-285

Address: 286 Prairie View Lane, Wheeling, IL

P.I.N.: 03-02-201-054 u-286

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LEGAL DESCRIPTION

Parcel 1: Unit Nos. 286, 285, 284, & 283 of that part of area 5 in Lot 2 of "Equestrian Grove" Subdivision being a subdivision of part of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded in the Cook County Recorder's Office on November 6, 1995, as document number 95761684, described as follows: Commencing at the Northeast corner of said Lot 2; thence South 21 degrees 50 minutes 00 seconds East along the Easterly line of said Lot 2 a distance of 25.65 feet; thence South 68 degrees 10 minutes 00 seconds West a distance of 20.00 to the Northeasterly corner of said area 5; thence South 22 degrees 05 minutes 02 seconds East along the Northeasterly line of said area 5 a distance of 0.33 feet to the point of beginning; thence continuing South 22 degrees 05 minutes 02 seconds East along the Northeasterly line of said area 5 a distance of 28.33 feet to the Southeasterly corner of said area 5; thence south 67 degrees 54 minutes 58 seconds west along the Southeasterly line of area 5 a distance of 70.00 feet to the Southwesterly corner of said area 5; thence North 22 degrees 05 minutes 02 seconds West along the Southwesterly line of said area 5 a distance of 28.33 feet; thence North 57 degrees 54 minutes 58 seconds East parallel with the Northwesterly line of said area 5 a distance 70.00 feet to the point of beginning, all in Cook County, Illinois

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth and defined in the Declaration recorded as Document Number 96487202 and amended by Document Number 96518791 recorded July 8, 1996.

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