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18-03-3203 48 001 Page 1 of 2

2002-02-13 12:45:43

Cook County Recorder

23.50

Declaration of Restrictive Covenant

This declaration made this 10th day of January, 2002, by Stephanie B. Galuszka the owner of record (the "Owner") of the following legally described real estate:



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Lot 4 in Pinner's Resubdivision of Lot 30 of Arthur T. McIntosh's Congress Park Farms, being a Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

commonly known as: 4527 Madison Avenue, Brookfield, Illinois 60513

P.I.N. 18-03-320-015 (the "Real Estate").

Whereas, it is the desire and intention of the Owner to impose on the Real Estate a restriction for the benefit of the residents of the Village of Brookfield, Illinois

NOW THEREFORE the Owner hereby declares that the Real Estate legally described above is held and shall be held, hypothecated, encumbered, conveyed, leased, rented, used, occupied and improved subject to the following limitation(s), restriction(s), condition(s) and covenant(s), all of which are declared and agreed to be in furtherance of the intent and purpose of the Zoning Ordinance of the Village of Brookfield, Illinois and are established and agreed upon for the purpose of enhancing and protecting the value, character, desirability and compatibility of the adjoining and surrounding lands and property. Each and every limitation, restriction, condition and covenant shall run with the land and shall be binding on parties having or acquiring any right, title or interest in the described lands or any part thereof.

The existing detached garage structure has been increased in size up to a maximum of one hundred (100) additional square feet pursuant to the applicable provisions of the Village of Brookfield Zoning Ordinance. The existing detached garage structure as increased in size may be repaired or replaced in conformity with the applicable provisions of the Village of Brookfield Zoning Ordinance and other ordinances, however no other accessory building shall be erected, altered, placed or permitted to remain on the Real Estate.

If the Owner or a person in possession of the Real Estate shall violate or attempt to violate any of the limitations, restrictions, conditions or covenants herein, it shall be lawful for the Village of Brookfield, Illinois or any person, or persons, owning any real estate within the Village of Brookfield, Illinois affected thereby to prosecute any action at law or equity against the person or persons violating or attempting to violate any limitation, restriction, condition or covenant, either to prevent its violation or to recover damages for the violation. The failure of the Village of Brookfield, Illinois or any land owner to enforce any limitation, restriction, condition or covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

IN WITNESS WHEREOF, the Owner has executed this Declaration as of the day and year first written above.

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Stephanie B. Galuszka

State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie B. Galuszka personally known to me to be the same person whose name is subscribed to the foregoing declaration, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the declaration as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of January, 2002.

Ruth Ann Blyth

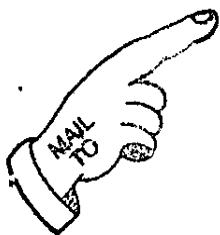
Notary Public

My commission expires March 27, 2004

OFFICIAL SEAL
RUTH ANN BLYTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 27, 2004

This instrument was prepared by: Ruth Ann Blyth

Mail to: Ruth Ann Blyth, Building Department- Village of Brookfield, 8820 Brookfield Avenue,
Brookfield IL 60513



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