

Declaration of Restrictive Covenant

UNOFFICIAL COPY

This declaration made this 1st day of July 2003
By Walter W. Wood, the owner of record of the following
legally described real estate:

Lot 7 in Block 1 in Roosevelt Park, a Subdivision of Part of the
West 1/2 of the Northeast 1/4 and of the East 1/2 of the Northwest
1/4 South of Ogden Avenue of Section 3, Township 38 North,
Range 12, East of the Third Principal Meridian, according to the
Plat thereof recorded February 20, 1920 as Document #6741594
in Cook County, Illinois

commonly known as: 4117 Park Avenue, Brookfield, Illinois
60513

P.I.N. 18-03-217-016-0000

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.



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Doc#: 0330831016
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 11/04/2003 08:06 AM Pg: 1 of 2

Property of Cook County Clerk's Office

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

Walter W. Wood

State of Illinois) SS
County of Cook)

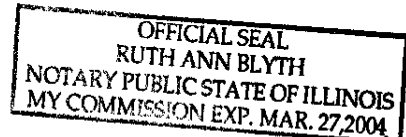
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Walter W. Wood, personally known to me to be the same person whose name is subscribed to the foregoing declaration, appeared before me this day in person, and acknowledged that they signed,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

Given under my hand and official seal, this 1st day of July 2003.

Ruth Ann Blyth
Notary Public

My commission expires March 27, 2004.

This instrument was prepared by: Ruth Ann Blyth



Mail to: Building Department-Village of Brookfield 8820 Brookfield Avenue, Brookfield, Illinois 60513