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Doc#: 0401318060 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 01/13/2004 10:51 AM Pg: 1 of 4

FOR RECORDER'S USE

SION SHADY LANE SUBDIVISION IMPROVEMENT Soft Softice COMPLETION AGREEMENT

MAIL TO BOX 324 (193)

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SHADY LANE SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT

This Agreement, made this 15 day of 10 centres, 2003 by and between Allen Koranda, hereinafter referred to as Owner, and the Village of Burr Ridge, a municipal corporation in Cook and DuPage Counties, Illinois, hereinafter referred to as Village:

WITNESSETH:

WHEREAS.	Owner o	wns the p	property	describe	d in E	Exhibit A	A atta	ched	heret	o and	made
a part hereo											
	0										
WHEREAS,	Owner I	has cause	ed said	property	to be	subdiv	/ided	and	has fil	ed, fo	or final

approval by Village, a subdivision plat entitled Final Plat of Subdivision for Shady

Lane Subdivision , prepared by CEMCON, Ltd. , and dated August 11, 2003 .

WHEREAS, Village's ordinances require the installation and completion at Owner's expense of certain public and/or private improvements (hereinafter referred to as land improvements) in any such subdivision within two (2) years from the date of Village's approval of the final subdivision plat, except where directed by the Village to delay installation of the final bituminous surface course on streets for a period of not more than two (2) years from acceptance of the balance of land improvements, as provided in Section XI of the Subdivision Regulations Ordinance, and the maintenance and repair of said improvements for a period of two (2) years after completion and acceptance by Village.

NOW, THEREFORE, in consideration of the Village's approval of the plat of subdivision hereinabove described and other good and valuable consideration, Owner hereby agrees as follows:

- 1. That at Owner's expense, Owner shall fully install and complete within two (2) years from date of approval of the subdivision plat of Shady Land Subdivision, the land improvements provided for in the plans and specifications entitled Final Site Infrastructure Plans for Koranda's/Shady Lane Subdivision, consisting of 14 pages, prepared by CEMCON, Ltd. and dated September 17, 2003, except where directed by the Village to delay installation of the final bituminous surface course on street as provided by Section XI of the Subdivision Regulations Ordinance. Said plans and specifications are incorporated herein by reference.
- 2. That at Owner's expense, Owner shall maintain and repair said land improvements for a period of two (2) years after completion of and acceptance by Village of said land improvements. If Owner is directed to delay installation of the final bituminous surface course on streets, as provided in Section XI of the Subdivision Regulations Ordinance, there shall be a separate two (2) year maintenance period for such streets.

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Subdivision Completion Agreement Village of Burr Ridge Subdivision Ordinance

- 3. That in the event Owner breaches the foregoing covenants, Village may perform said obligations of Owner and Owner shall reimburse Village for the expenses of said performance. In addition to any other security which may be required by Village to guarantee Owner's performance of the foregoing obligations, Owner hereby grants to Village a lien upon the property described in Exhibit A, attached hereto and made a part hereof, to secure reimbursement to the Village by Owner for the Village's expenses in performing Owner's obligations hereunder.
- 4. This Agreement shall be recorded and shall be binding upon the Owner and its heirs, executors, successors and assigns, to the extent that such heirs, executors successors and assigns have any business option, interest or right in the development of the subdivision.
- 5. That if any portion of this Agreement shall be declared void or unenforceable, such adjudication shall not affect the validity or enforceability of any remaining part of this Agreement

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

VILLAGE OF BURR RIDGE

By: Provident

ATTEST:

C/erk

OWNER

(acknowledgement)

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Shady Lane Subdivision Completion Agreement

EXHIBIT A

Tract I-A in Kroehler and Leonard's Subdivision of Tract 1 in Burr Ridge Estates, being a subdivision of part of the Northwest Quarter of Section 19, Township 38 North, Range 12 Essi of the Third Principal Meridian, in Cook County, Illinois.

And a triangular piece described as follows: Beginning at a point on the North line of Tract 2, 317.3 Feet East of the Northwest corner thereof; thence East on said North line 317.3 Feet to the Northeast corner of said Tract; thence South on the East line of said Tract, 4.0 Feet; thence Westerly to the point of beginning, in Cook County, Illinois.

Except a triangular piece described as follows: Beginning at the Southwest corner of Tract 1; thence East on the South line thereof, 317.3 Feet; thence Westerly to a point on the West line of said Tract and 4.0 Feet North of the point of beginning; thence South 4.0 Feet to the point of beginning;

And also except:

A Tract of land beginning at the Southwest corner of Tract 1-A in Krochler and Leonard's Subdivision of Tract 1 in Burr Ridge Pstates, being a subdivision of part of the Northwest Quarter of Section 19, Township 38 Nor'h. Range 12 East of the Third Principal Meridian; thence North on the West line of said Tract 1-A, 200.00 Feet; thence East at right angles to the last described course, 304.29 Feet; thence Southeasterly, 208.4 Feet, more or less, to a point on the South Line of said Tract 1-A, which is 347.83 Feet East of the point of beginning; thence West, 347.83 Feet to the point of beginning, in Cook County, Illinois.