

The Cook County Recorders Office



Doc#: 0409332036
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/02/2004 11:20 AM Pg: 1 of 4

GENERAL RELEASE OF COVENANT

Document #. 96785313
Recorded on October 15, 1996

Above Space for Recorder's Use Only

The Village of Glenview (the "Village"), for and in consideration of the receipt of \$3,625.00 from Andrzej Indyk and Elzbieta M. Indyk ("INDYK") of 1741 Melise Dr., Glenview, Illinois, which property is legally described on Exhibit A attached hereto and made a part hereof, bearing PIN 04-26-201-061-0000 (the "Property"), which sum is hereby acknowledged, does hereby and herein release, remise and forever discharge INDYK, their heirs, legatees, executors and administrators, and the Property, from any and all actions, causes of action, suits, claims, liens, controversies, agreements, promises, covenants, debts, accounts, demands, sums of money, damages, judgments and executions whatsoever, in law or in equity, direct or indirect, known or unknown, which it may have or, at any time prior to and including the date of this General Release, may have had, or may in the future have, against INDYK or the Property, pertaining to or in respect of the construction and installation by the Village of those certain roadway improvements commonly referred to as the Monroe Jefferson Roadway Improvements which, after construction and installation, will be adjacent to and benefit Melise Subdivision wherein the Property is situated, including, but not limited to, any of those arising under that certain Covenant filed with the Cook County (Illinois) Recorder on October 15, 1996 as Document No. 96785313, and as more specifically referenced in the Village's January 5, 2004 transmittal to INDYK a copy of which is attached hereto as Exhibit B.

IN WITNESS WHEREOF, the Village has caused this General Release to be signed and sealed as of this 23rd day of March, 2004.

VILLAGE OF GLENVIEW

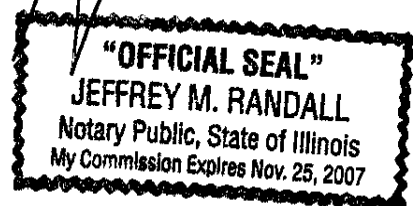
By: Mary Bak
MARY BAK
Director of Development Authorized Representative

Jeffrey M. Randall
Notary Public

Prepared by and after recording mail to

Justine A. Gawrysz
Chicago Title Insurance Company
171 N. Clark St., 8th Fl.
Chicago, IL 60601

142238



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
 OWNER'S POLICY (1992)

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF LOT 1 IN MELISE SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 22 AND 23 IN GLENVIEW ACRES AND LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 24 IN GLENVIEW ACRES, BEING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF WAUKEGAN ROAD AND PART OF THE EAST 60 RODS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE SAID LOT 1, A DISTANCE OF 124.70 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 38.76 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 26 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 20.36 FEET;
 THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 8.17 FEET;
 THENCE SOUTH 00 DEGREES 26 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 25.41 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 13.57 FEET;
 THENCE SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 2.17 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 10.70 FEET;
 THENCE NORTH 00 DEGREES 28 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 2.20 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 13.53 FEET;
 THENCE SOUTH 00 DEGREES 26 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 0.10 FEET;
 THENCE SOUTH 89 DEGREES 33 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 1.34 FEET;
 THENCE NORTH 00 DEGREES 26 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 20.18 FEET;
 THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 1.25 FEET;
 THENCE NORTH 00 DEGREES 26 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 7.05 FEET;
 THENCE NORTH 44 DEGREES 33 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 4.24 FEET;
 THENCE NORTH 00 DEGREES 26 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 5.10 FEET;
 THENCE SOUTH 89 DEGREES 33 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 3.05 FEET;
 THENCE NORTH 00 DEGREES 26 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 13.63 FEET;
 THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 11.75 FEET;
 THENCE SOUTH 00 DEGREES 26 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 3.10 FEET;
 THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 18.03 FEET,
 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR MELISE TOWNHOMES ASSOCIATION DATED FEBRUARY 14, 1997 AND RECORDED MARCH 10, 1997 AS DOCUMENT 97160714.

[EXHIBIT "A"]

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

UNOFFICIAL COPY

The Village of
Glenview

January 5, 2004

Andrew Indyk
1741 Melise Dr.
Glenview, IL 60025

Subject: Monroe and Jefferson Roadway Improvements
Pin # - 04-26-201-061-0000

Dear Mr. Indyk:

As noted in previous documentation, as an owner within the Melise Townhomes, you are responsible to pay for your share of the proposed Monroe and Jefferson Roadway Improvements per the covenant signed by the original developer (document # 96785313 recorded with Cook County on 10/15/96). As such, your portion of the proposed improvements is **\$3,625.00**. This reflects 1/14th of the total estimate of costs for roadway improvements adjacent to the Melise Townhomes.

At this time the Village is requesting that this amount be paid in full. As stated before, this is a one-time cost, and all future costs related to upkeep of the public roadways will be completely handled by the Village. If you have any questions feel free to call me at (847) 904-4304, or Russ Jensen, Village Engineer, at (847) 904-4333.

Sincerely,


Mary Bak
Director of Development

Cc: Daniela Partipilo, Assistant Finance Director
Russ Jensen, P.E., Village Engineer
Engineering File: E-01-18

EXHIBIT "B"

UNOFFICIAL COPY

8:57 FAX 847 7241518

MANAGER'S OFFICE

002

P-96-64

PLAT 967853131 TRUST COVENANT

04-26-201-014, 04-26-201-015,
04-26-201-019, 04-26-201-020,
04-26-201-021-01 RECORDING

T#6666 TRAN 0629 10/15/96 11:
#1222 JFM *-96-735
COOK COUNTY RECORDER

RE: Requirements Imposed in Connection with Melise Subdivision of 1923 & 1927 Monroe Avenue and 1738, 1740, & 1744 Jefferson Avenue, Glenview, Illinois

This covenant is to establish that the record owner(s) of the property commonly known as 1923 & 1927 Monroe Avenue and 1738, 1740, & 1744 Jefferson Avenue, Glenview, Illinois (the "Property") and legally described on the attached subdivision plat, will be responsible, upon request by the Village of Glenview, for all reasonable costs and expenses relating to the provision and installation of curb and gutter and any additional street pavement required by the Village of Glenview (the "Village") in the Monroe Avenue and Jefferson Avenue rights-of-way that abut the west line of said Property on Monroe Avenue and the south line of said Property on Jefferson Avenue. Said curb and gutter will be required to extend 263.76 feet from north to south along the Monroe Avenue property line and 90.01 feet from east to west along the Jefferson Avenue property line, and will include addition of any street pavement necessary to comply with the Village Subdivision Code, Engineering Guide, and all other Village regulations.

Although the above public improvements are now required pursuant to Village Subdivision Code requirements, in considering the proposed subdivision, the Village has determined that the existence of only a portion of curb and gutter (extending only the above-specified distances in the blocks on Monroe and Jefferson in which said Property is located) would not now be beneficial. Said improvements will, however, be beneficial at some future date when they can connect to others and extend further. Therefore, said curb and gutter need not now be installed, but will be provided and installed, at the owner's expense and meeting all Village requirements, when and if so requested by the Village.

The terms set forth in this covenant were approved in connection with Plan Commission and Village Board of Trustees deliberations on the proposed subdivision approval on June 25, 1996 and July 16, 1996, respectively. This document will be recorded with the original plat of Melise Subdivision, attached.

The obligations of the record owner set forth herein shall run with, and be binding upon, the successors and assigns of the undersigned, including any third party purchasers.

By: 

RAEEL ARZOU MANIAN, as Sole Beneficiary of the Above Property Held in Trust by Chicago Title Insurance as Trust No. 1101481

SUBSCRIBED AND SWORN TO before me, this 17th day of July, 1996


Notary Public

OFFICIAL SEAL
SONIA E. ELLIOTT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-12-98

BOX 384

E	
P	
T	✓
I	(M) Jm

RECORDING FEE \$ 107⁰⁰
DATE 9/15/96 COPIES 4
OK Jm