

UNOFFICIAL COPY

Declaration of Restrictive Covenant



Doc#: 0416250173
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 06/10/2004 01:49 PM Pg: 1 of 2

This declaration made this 21st day of May 2004,
by Daniel R. Miranda and Anita M. Thomas the owners of
record of the following legally described real estate:

The South ½ of Lot 20 in First Addition to Hollywood in the
Southwest ¼ of Section 35, Township 39 North, Range 12, East
of the Third Principal Meridian, in Cook County, Illinois.

commonly known as: 3526 Mc Cormick Avenue, Brookfield,
Illinois 60513

P.I.N. 15-35-301-017-0000.

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

Daniel R. Miranda *Anita M. Thomas*

State of Illinois) SS
County of Cook)

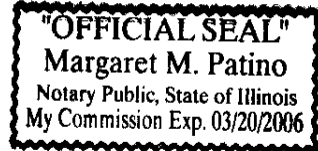
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel R. Miranda and Anita M. Thomas personally known to me to be the same persons whose names are subscribed to the foregoing declaration, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the declaration as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of May 2004.

Margaret M. Patino
Notary Public

My commission expires 3-20-06.

This instrument was prepared by: Ruth Ann Blyth



Mail to: Building Department-Village of Brookfield, 8320 Brookfield Avenue, Brookfield, Illinois 60513