



Doc#: 0423044006
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/17/2004 01:34 PM Pg: 1 of 3

This instrument prepared by:
MARINO & ASSOC., PC
3310 North Harlem Avenue
Chicago, Illinois 60634

After recording mail to:
MARINO & ASSOC., PC
3310 North Harlem Avenue
Chicago, Illinois 60634

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS is being made as of this 26 day of May, 2004, by IGNACIO ZEPEDA and RAMON ZEPEDA (the "OWNERS") for the benefit of itself and all future owners of the property commonly known as 2158 North Hamlin Ave., Chicago, Illinois 60647 (the "Property").

WITNESSETH:

WHEREAS, IGNACIO ZEPEDA and RAMON ZEPEDA are the owners of the Property pursuant to that certain Trustee's Deed recorded September 15, 2002. The Property is more particularly described on the attached Exhibit "A"; and,

WHEREAS, the owners of the Property wish to cause the Property to be used in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the following covenants are declared to restrict, encumber and bind the Commercial portion of the Property, to be appurtenant to and run with the land and inure to the benefit of and bind all future owners of the Property and their heirs, successors and assigns, to wit:

1. The grocery store, located on the 1st floor of the subject property, shall not be open past 9:00 p.m. on any evening (weekdays and weekends included).
2. No alcohol, cigarettes or drug paraphernalia shall be sold on the premises.
3. Trash cans shall be placed outside of the store and shall be emptied on a regular basis.

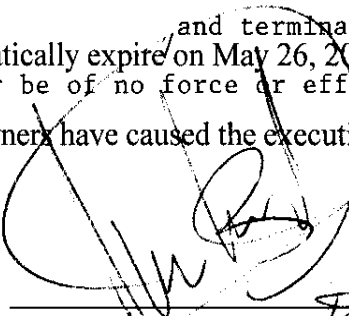
RECORDING FEE \$28
DATE 8-17-04 COPIES 6
OK BY C. Fitz

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	V	P	A

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- 4. The exterior of the building and its surrounding area must be maintained according to the Code of the City of Chicago.
- 4. No public pay phone shall exist either inside or outside the grocery store.
- 5. The current owners shall provide the area Police Department a current contact number so the owner can be reached in times of emergency.
- 6. This declaration shall automatically expire ^{and terminate} on May 26, 2009. The terms contained herein shall thereafter be of no force or effect.

IN WITNESS WHEREOF, the Owners have caused the execution of the foregoing, as of the day and year above-written.



IGNACIO ZEPEDA

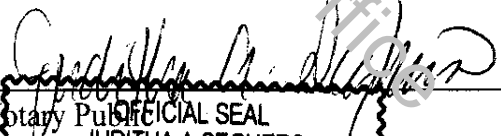


RAMON ZEPEDA

STATE OF ILLINOIS)
) ss
 COUNTY OF C O O K)

I, JUDITHA Seghers, a Notary Public in and for the County and State aforesaid, do hereby certify that IGNACIO ZEPEDA and RAMON ZEPEDA (the "Owners"), whose names are subscribed to the foregoing Declaration of Restrictive Covenants, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of May, 2004.



NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 07/22/07

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Pin #: 13-35-118-021-0000

Legal Description: Lot 60 in Charles S. Negro's Resubdivision of Block 5 of Grant and Keeney's Addition to Pennock, being a subdivision of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office