

# UNOFFICIAL COPY

## Declaration of Restrictive Covenant



Doc#: 0517153171  
Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 06/20/2005 02:13 PM Pg: 1 of 2

This declaration made this 31st day of May 2005,  
by Karen L. Newton the owner of record of the following  
legally described real estate:

Lot 2 in Block 19 in Brookfield Manor, in the Northeast Quarter  
of Section 34, Township 39 North, Range 12, East of the Third  
Principal Meridian, in Cook County, Illinois,

commonly known as: 2304 Oak, Brookfield, Illinois 60513

P.I.N. 15-34-216-016-0000.

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.

SK  
6/23/05  
END

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

Karen L. Newton

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 Karen L. Newton 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 she signed, sealed and delivered the declaration as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31<sup>ST</sup> day, May, 2005.

Ruth Ann Blyth  
Notary Public  
My commission expires May 6, 2008



This instrument was prepared by: Ruth Ann Blyth  
Mail to: Building Department-Village of Brookfield, 8820 Brookfield Avenue, Brookfield, Illinois 60513

Rest Deed Oak 3304 051805

Property of Cook County Clerk's Office