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**THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

Nick Legatos, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602



Doc#: 0534934007 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2005 09:47 AM Pg: 1 of 6

DECLARATION

This DECLARATION ("Declaration") is made and entered into as of the ____ day of _____ 2005, by 4483 West Lawrence, L.L.C., an Illinois limited liability company ("Developer").

WITNESSETH:

WHEREAS, Developer is developing the property with a common address of 4483 W. Lawrence Avenue, Chicago, Illinois 60630;

WHEREAS, Developer currently owns the property located at 4483 W. Lawrence legally described on Exhibit A attached hereto and made a part hereof (the "Restricted Property");

WHEREAS, Developer has promised the Mayfair Civic Association, an Illinois not-for-profit corporation, that certain restrictions would apply to all the Restricted Property; and

WHEREAS, this Declaration is intended to enumerate those restrictions on the terms set forth herein;

NOW, THEREFORE, Developer hereby declares that the real estate described on Exhibit A attached hereto is, and hereafter shall be, transferred, held, sold, conveyed and accepted subject to this Declaration.

1. **Requirements and Restrictions.** Any development on the Restricted Property shall be limited to a three (3) story building with four (4) residential units on each floor, with units of between 1,272 and 1,292 feet. The development shall have a Kilbourn Street frontage and address, shall include a minimum of twelve (12) parking spaces, and shall have a last ceiling height of 33'4" and a parapet wall maximum height of 39'10".

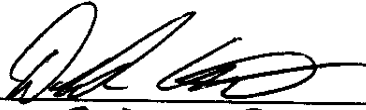
2. **Binding on Successors and Assigns.** This Declaration shall be binding on the Restricted Property and each and every successor and assign of any portion thereof or interest therein including, without limitation, owners, tenants, subtenants, and concessionaires.

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3. **Enforcement.** Developer and the Mayfair Civic Association, an Illinois not-for-profit corporation, and its successors, shall each have the right (but not the obligation) to seek injunctive relief to enforce the terms of this Declaration in any court of competent jurisdiction against the party violating the terms of this Declaration. The prevailing party in any such action shall be entitled to reasonable attorneys' fees and court costs incurred in connection with such action.

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

4483 West Lawrence, L.L.C.,
an Illinois limited liability company

By: 
Name: DEJAN CVEJIC
Title: MANAGER

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CONSENT OF MORTGAGE HOLDER

Ravenswood Bank, 2300 W. Lawrence Ave. Chicago, IL ("Lender") is the holder of a mortgage interest in the Restricted Property and hereby consents to the provisions of this Declaration and agrees that the lien of its mortgage is subject and subordinate to the Declaration.

LENDER

Ravenswood Bank
2300 W. Lawrence Ave.
Chicago, IL 60625

By: *Eric W. Anhalt*
Its: President

Attest: *Michael Oshemski*
Its: Vice President

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
COUNTY OF Cook) SS.

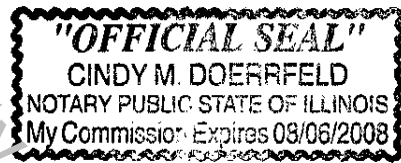
I, Cindy M. Doerrfeld a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that Eric W. Hubbard + Michael Obrenski, personally known to me to be the President + Vice President of Ravenswood Bank, Chicago, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of Dec. 2005.

Cindy M. Doerrfeld
Notary Public

My Commission Expires:

8/6/2008



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EXHIBIT A

DESCRIPTION OF THE RESTRICTED PROPERTY

LOTS 10, 11 AND 12 IN BLOCK 3 IN L.C. CRANDELL'S SUBDIVISION OF BLOCKS 3 AND 18 OF MONTROSE, A SUBDIVISION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST HALF OF LOT 1, A SUBDIVISION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-15-103-033-0000

COMMON ADDRESS: 4483 WEST LAWRENCE AVENUE, CHICAGO, ILLINOIS 60630.

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