



Doc#: 0618044109 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/29/2008 02:50 PM Pg: 1 of 5

RESTRICTIVE COVENANT

WHEREAS, 3842 Ashland, LLC, an Illinois Limited Liability Corporation ("3842 Ashland, LLC") is the legal titleholder to the property commonly known as 3842-48 North Ashland Avenue, Chicago, Cook County, Illinois, which property is legally described as:

Lots 3, 4, 5, 6 and 7 (except that part of said lots lying east of a line 50 feet west of a parallel with the east line of section 19, township 40 north, range 14 east of the third principal meridian) in Charles J. Ford's subdivision of Block 18 of the subdivision of Section 19, Township 40 north, Range 14 east of the third principal meridian, (except the southwest 1/4 of the northeast 1/4, the southeast 1/4 of the northwest 1/4 and the east 1/2 of the southeast 1/4 thereof) in Cook County, Illinois.

WHEREAS, "3842 Ashland, LLC" is desirous of obtaining an amendment in the zoning classification from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District under the terms of the Chicago Zoning Ordinance;

WHEREAS, the Alderman of the ward ("Alderman") in which the property is located is desirous of placing certain limits on the use of the property.

NOW, THEREFORE, "3842 Ashland, LLC", for its heirs, successors and assigns, does hereby covenant:

1. That the property shall not be used for no more than one (1) eighteen (18) dwelling unit building providing thirty-five (35) parking spaces.
2. That the building shall be of face brick and stone construction on all four sides and it shall be built in general compliance with Technica Design plans dated 3-14-06, attached hereto and made part of Exhibit A.
3. The building shall not exceed forty-four (44) feet, four inches (4), in height as defined by the City of Chicago Building Code plus roof access and elevator enclosure.

This document prepared by:
John J. Pikarski, Jr.
Gordon and Pikarski
303 West Madison'
Suite 1800
Chicago, IL 60606

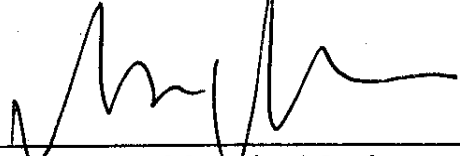
P.I.N.No.: 14-19-216-022
14-19-216-023
14-19-216-024

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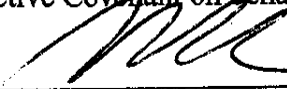
4. The trash enclosure as designed shall be cordoned from the general garage space and used only for trash containers.
5. That each balcony shall have a water outlet.
6. That this covenant shall run with the land and be effective as to "3842 Ashland, LLC", its heirs, successors and assigns, and anyone claims title by, through or under it.

IN WITNESS WHEREOF, 3842 Ashland, LLC, an Illinois Limited Liability Corporation, has caused its corporate seal to be affixed and has caused its name to be signed to these presents by its Managing Member this Covenant is executed this 22nd day of June 2006.

3842 ASHLAND, LLC,
an Illinois Limited Liability Corporation.

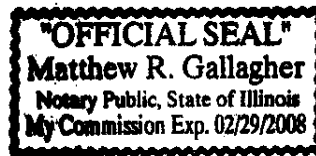
By: 
James Jann, Managing Member

There appeared before me the undersigned Notary, James Jann, Managing Member of 3842 Ashland, LLC, an Illinois Limited Liability Corporation and known to me to be authorized officer of said corporation and executed the Restrictive Covenant, acknowledged that the Restrictive Covenant to be free and voluntary act of the Corporation, by authority of its by-laws and resolution of its members for the purposes therein mentioned, and on oath stated that they are authorized to execute this Restrictive Covenant and in fact executed the Restrictive Covenant on behalf of the Corporation.

By: 
Notary Public

Notary Public for the State of Illinois

My commission expires 2/29/06



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North Ashland Avenue Facade

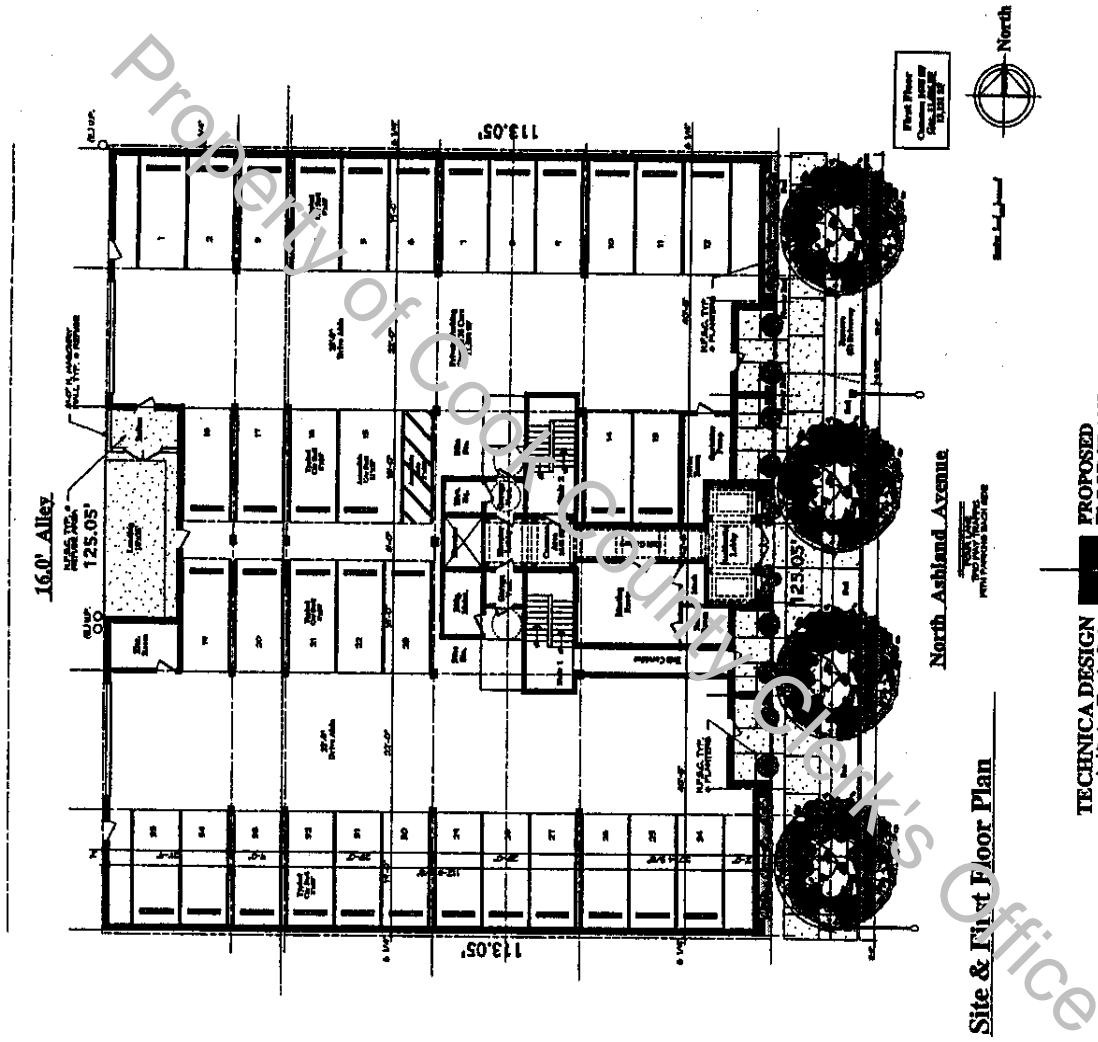
TECHNICA DESIGN
 ARCHITECTURAL FIRM
 1166 West Irving Street
 Chicago, Illinois 60608
 773.671.2700

PROPOSED BUILDING ELEVATION
 304 N. Ashland Avenue
 Chicago, Illinois 60644

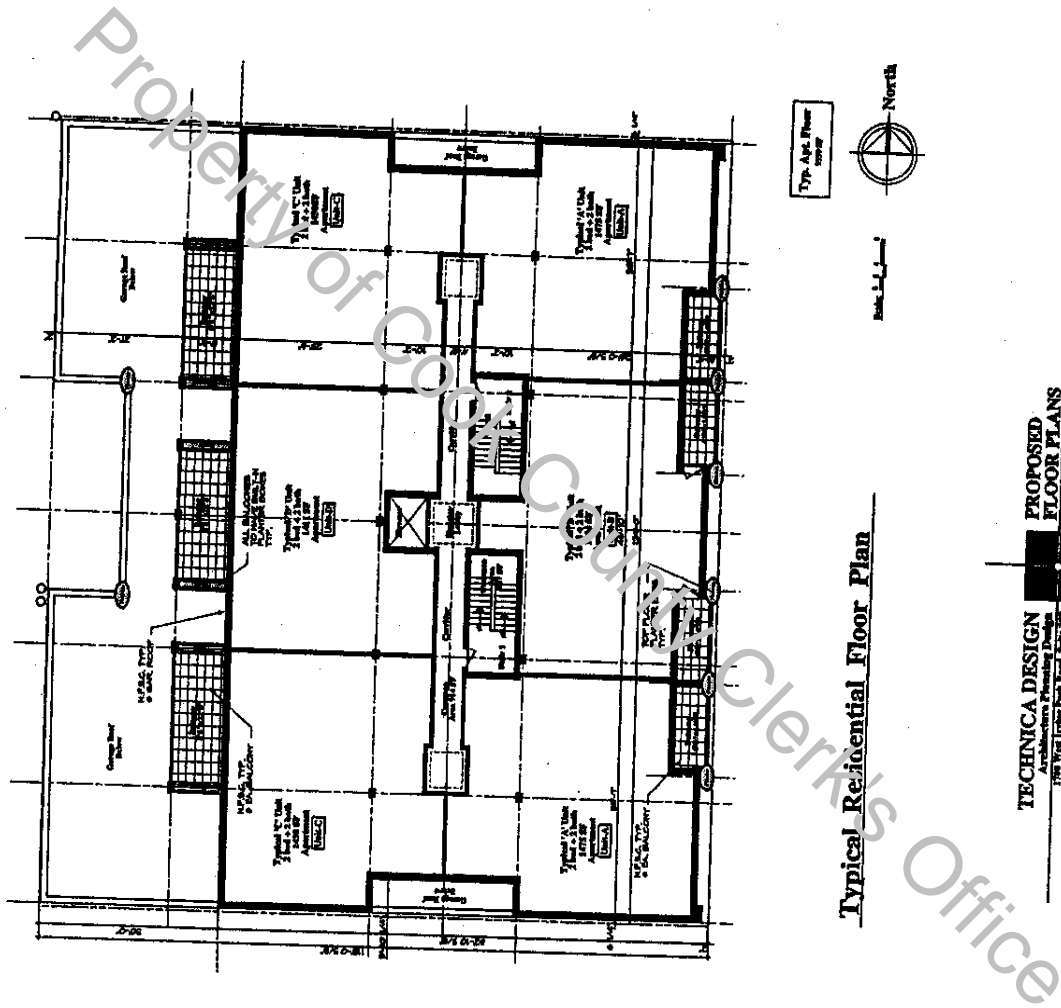
Technical Design, P.C. Copyright © 2006

EXHIBIT A

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TECHNICA DESIGN
 ARCHITECTURAL DESIGN
 1787 WEST ILLINOIS STREET, SUITE 200
 CHICAGO, ILLINOIS 60612
 TEL: 312.733.1111

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