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This document was prepared by:

Brent Carter
MARINO & ASSOC., P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634

Doc#: 0719939085 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2007 01:23 PM Pg: 1 of 11

Please return recorded copy to:

Brent Carter
Lisa Marino
MARINO & ASSOC., P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANT is being made as of this 17th day of July, 2007, by WILMOT CONSTRUCTION, INC., hereinafter referred to as "Owner" or "Declarant" of the property commonly known as 2103-2109 N. Campbell, Chicago, Illinois 60647 (the "Property").

RECITALS:

WHEREAS, the Declarant is the owner and legal title holder of a certain parcel of real estate in Chicago, Cook County, Illinois commonly known as 2103-2109 N. Campbell, Chicago, Illinois 60647 and legally described on Exhibit "A", attached hereto and made a part hereof ("Premises"); and

WHEREAS, the Owner intends the Premises to be improved in accordance with the terms and conditions set forth herein.

WHEREAS, the Declarant wishes to build eight, three-story residential townhouse buildings on the existing vacant lots.

WHEREAS, the present zoning for the Premises is a RS-3 Residential Single Unit (Detached House) District; and

WHEREAS, in order to accommodate Declarant's desired use, Declarant intends to effectuate a zoning change for the Premises to a RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District; and

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WHEREAS, Declarant, in consideration of the City's consent to the RT-3.5 District zoning change, shall encumber the Premises with a restrictive covenant setting forth the below listed restrictions.

DECLARATIONS:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose stated herein, Declarant declares as follows:

1. The recitals set forth above are fully incorporated herein by reference.
2. All of the Property is and shall be held, sold and conveyed subject to the covenants, conditions and restrictions herein stated, all of which shall run with the land and be binding upon all parties now or hereinafter having any right, title or interest in the Property or in any part thereof, and upon those claiming under them, with such limitations or exceptions as are herein expressed.
3. The Property shall be developed with eight, three-story townhouse buildings. Each townhouse will have a height of 35 feet as defined by the City of Chicago Zoning Code and will contain one residential unit with a two-car garage.
4. No Split Face or Cinder Block will be used as an exterior element of the Property.
5. The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit "B".
6. Breach of any of the covenants or violation of any other portions of this Declaration shall not defeat or render invalid the lien of any mortgage or trust deed made in good faith and for value as to any portion of the Premises, but all provisions of this Declaration shall be binding and effective against any Owner of any portion of the Premises whose title thereto is acquired by foreclosure, trustee sale or otherwise under such mortgage or trust deed, and shall remain effective as to each portion of the Premises so acquired.
7. Enforcement of the provisions of this Declaration shall be by any proceeding at law or in equity, brought by the Declarant, his successors or assigns, or the City, or the Office of the Alderman which has jurisdiction over the Premises, against any person or persons violating or attempting to violate any covenant, restriction or other provision hereof, either to restrain or prevent such violation or attempted violation or to recover damages, or both. Failure by the Declarant, his successors or assigns, or the City or the Office of the Alderman, to promptly enforce any covenant, restriction or other provision of this Declaration shall in no event be a bar to enforcement thereafter and shall not waive any rights of the Declarant, his successors or assigns, the City, or the Office of the Alderman, to so enforce any covenant, restriction or other provision of this Declaration.
8. In the event of any litigation arising out of this Declaration, the prevailing party shall be entitled to payment of court costs and reasonable attorneys' fees.

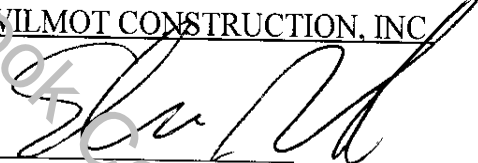
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9. Invalidation of any covenant, restriction or other provision of the Declaration by judgment or court order shall in no way affect any of the other provisions of the Declaration and such other provisions shall remain in full force and effect.

10. All covenants, conditions and restrictions contained in this Declaration shall run with the land and shall be binding upon all parties and all persons owning any portions of the Premises and all persons claiming under them until the earlier of (i) fifty (50) years from the date hereof; (ii) the zoning classification of the Premises changed from B3-1 District; or (iii) an instrument signed by a majority of the then owners of the Premises and the Office of the Alderman which has jurisdiction over the Premises is recorded against the Premises modifying, amending or terminating the covenants, conditions and restrictions contained herein.

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

Declarant:

BY: WILMOT CONSTRUCTION, INC

Stanley Pluta President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Deborah WARNICK, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILMOT PROPERTIES, INC., personally known to me to be the same person whose names are subscribed to the foregoing DECLARATION OF RESTRICTIVE COVENANT, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary act, for the uses and purposed therein set forth.

GIVEN under my hand and notarial seal this 10th day of July, 2007.

Deborah N. Warnick
Notary Public



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EXHIBIT "A"

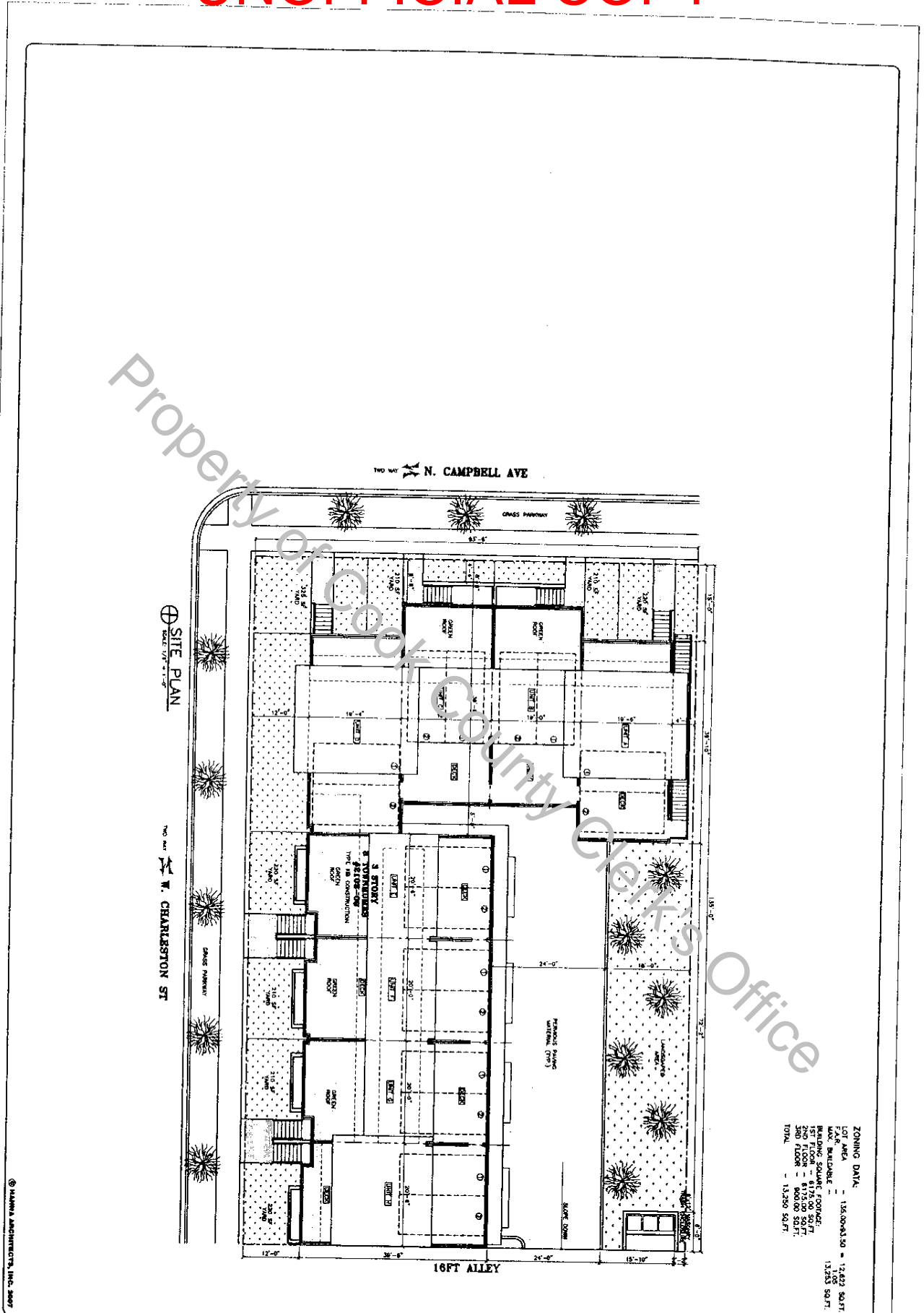
LOT 8 IN W.H. POWELL'S SUBDIVISION OF THE NORTH 423 ½ FEET OF THE EAST 7 ACRES OF LOT 6 IN CIRCUIT COURT PARTITION OF POWELL'S ESTATE OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-36-224-013-0000

13-36-224-012-0000

Property of Cook County Clerk's Office

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ZONING DATA:

LOT AREA	156,000 SQ. FT.
F.A.R.	156,000 x .50 = 78,000 SQ. FT.
MAX. BUILDABLE	12,253 SQ. FT.
1ST FLOOR	12,253 SQ. FT.
2ND FLOOR	8,135 SQ. FT.
3RD FLOOR	8,000 SQ. FT.
TOTAL	28,388 SQ. FT.

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PROJECT NAME
 TOWN HOME DEVELOPMENT
 CHICAGO, ILLINOIS

PROJECT ARCHITECT & ADDRESS
 2100-2109
 N. CAMPBELL AVE.
 CHICAGO, ILLINOIS

DATE
 11/15/06

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 A-1

DESIGNER
 HANNA ARCHITECTS, INC.
 2100-2109 N. CAMPBELL AVE.
 CHICAGO, ILLINOIS 60614

DATE
 11/15/06

PROJECT NUMBER
 A-1

PROFESSIONAL SEAL
 ARCHITECT
 STATE OF ILLINOIS
 LICENSE NUMBER 14-00118

DATE
 11/15/06

PROJECT NAME
 TOWN HOME DEVELOPMENT
 CHICAGO, ILLINOIS

PROJECT ARCHITECT & ADDRESS
 2100-2109
 N. CAMPBELL AVE.
 CHICAGO, ILLINOIS

DATE
 11/15/06

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 A-1

DESIGNER
 HANNA ARCHITECTS, INC.
 2100-2109 N. CAMPBELL AVE.
 CHICAGO, ILLINOIS 60614

DATE
 11/15/06

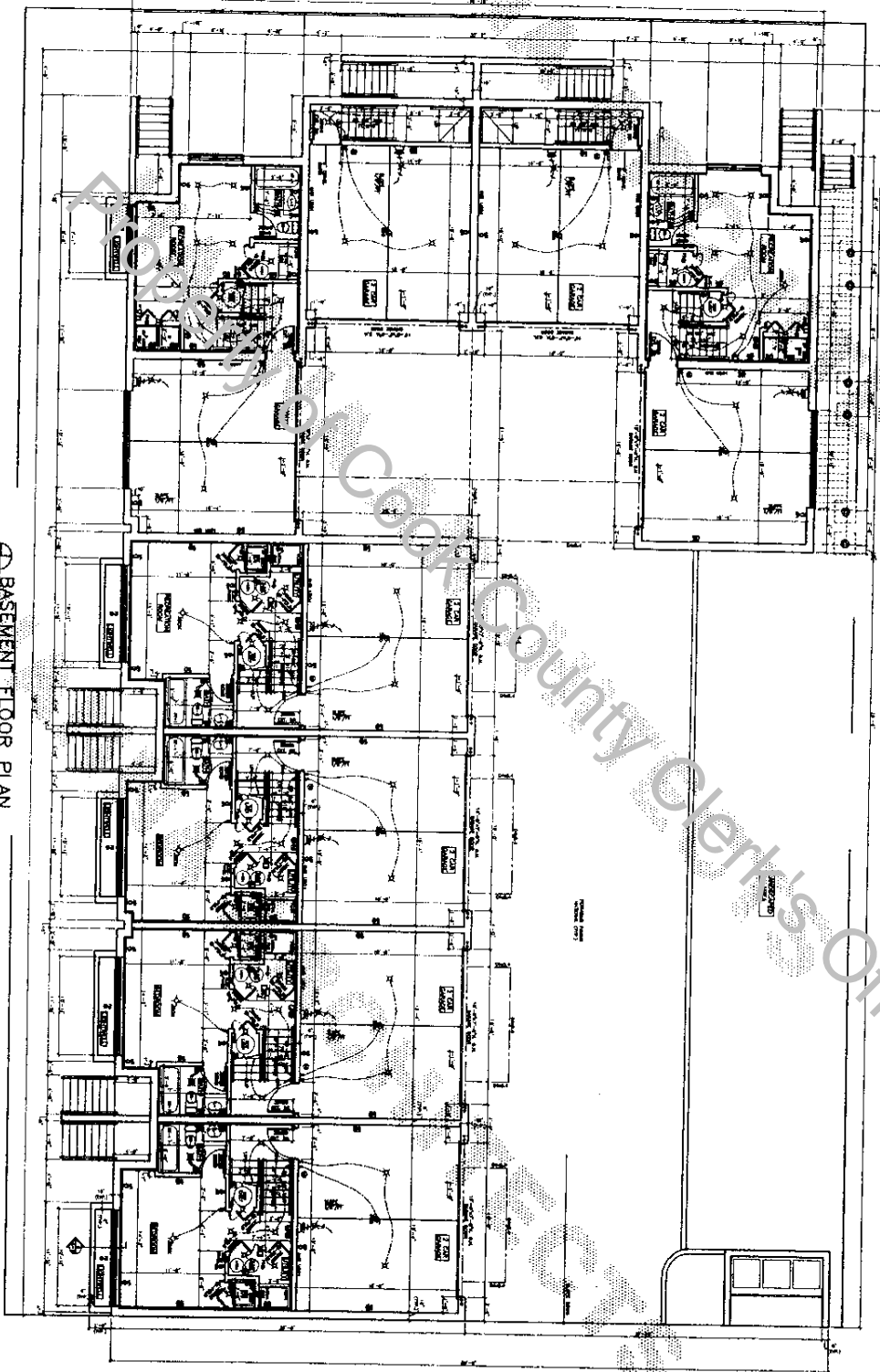
PROJECT NUMBER
 A-1

PROFESSIONAL SEAL
 ARCHITECT
 STATE OF ILLINOIS
 LICENSE NUMBER 14-00118

DATE
 11/15/06

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⊕ BASEMENT FLOOR PLAN



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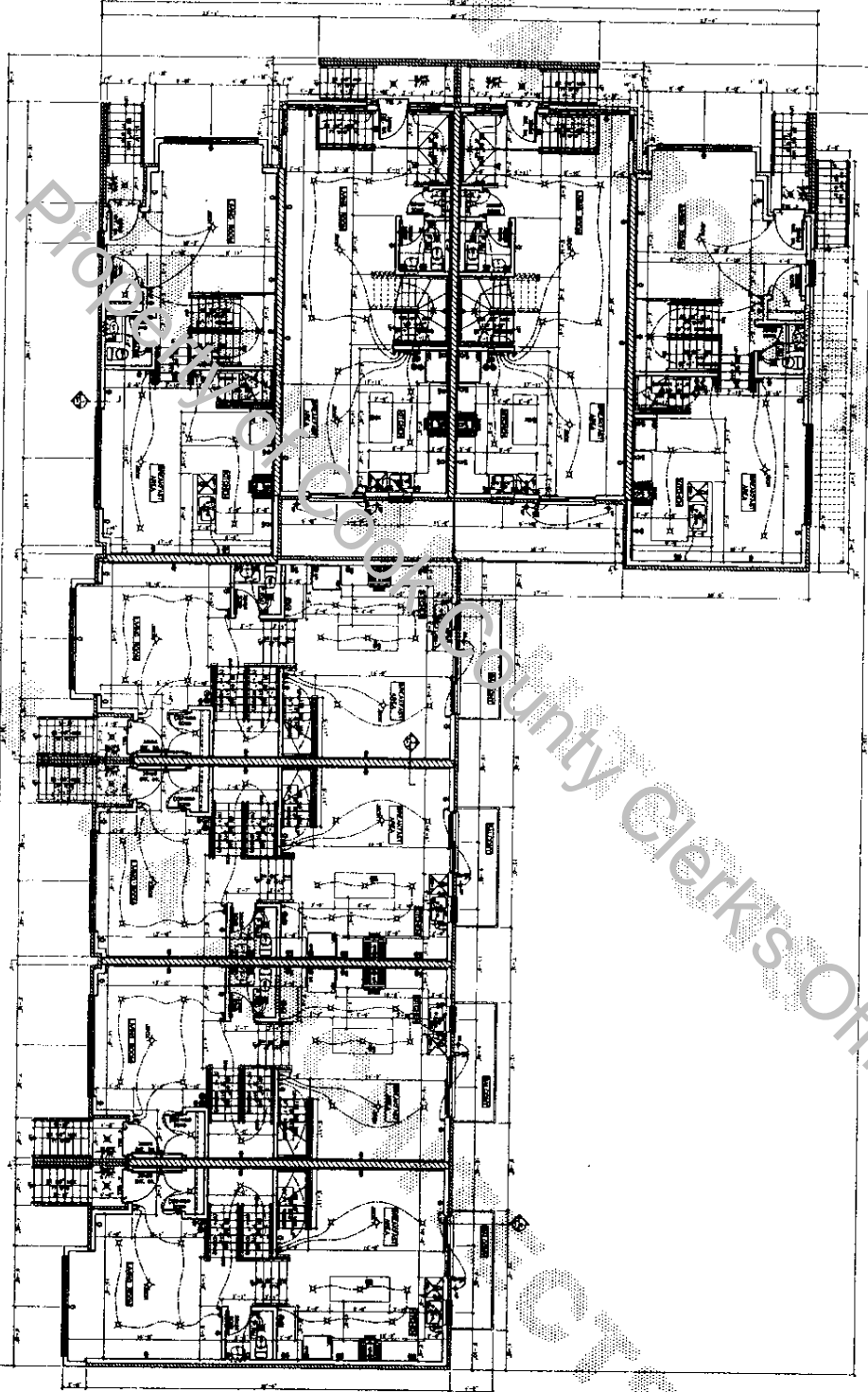
HANNA
 3121 N. KENYON
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 TEL: (312) 752-8800
 FAX: (312) 752-8801
 PROFESSIONAL DESIGN SEAL
 LICENSE NUMBER 141-020-043

DESIGNER'S NOTE:
 THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A SEPARATE REVISION SHEET.
 DATE: 04/26/07
 DRAWN BY: J. HANNA
 CHECKED BY: J. HANNA

PROJECT TITLE:
 TOWN HOME DEVELOPMENT
 2103-2109
 N. CAMPBELL AVE.
 CHICAGO, ILLINOIS


PROJECT NUMBER:
 A-2

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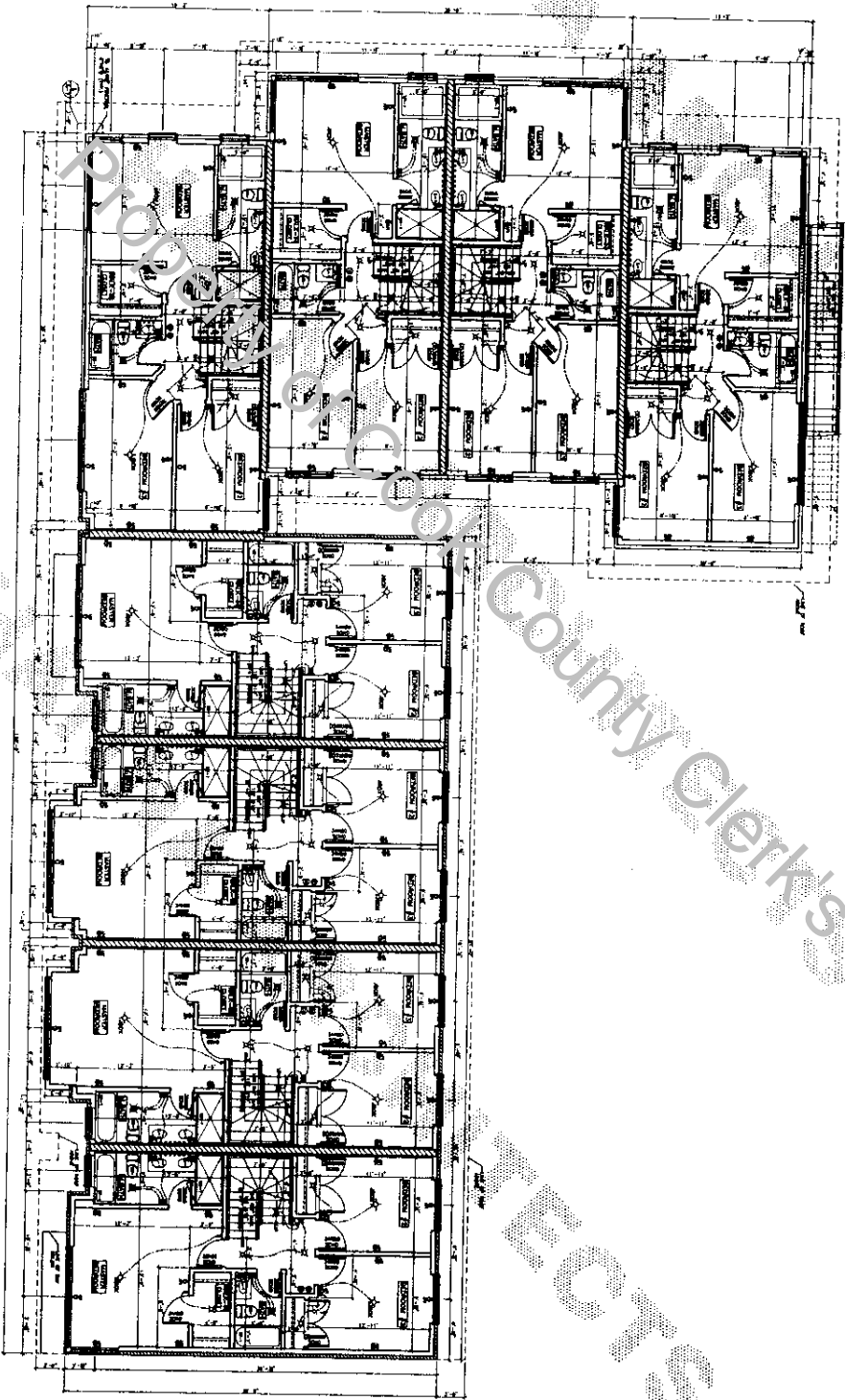
FIRST FLOOR PLAN

© HANNA ARCHITECTS, INC. 2007

 <p>120 N. WASHINGTON CHICAGO, ILLINOIS 60602 TEL: (312) 756-1800 FAX: (312) 756-1801 REGISTERED ARCHITECTS A COMMITMENT TO EXCELLENCE SINCE 1906</p>	<p>NOTED BY REVIEWER: _____ DATE: _____ PROJECT NAME: _____ DATE OF REVIEW: _____ REVIEWER: _____ DATE OF REVIEW: _____ REVIEWER: _____</p>	<p>PROJECT NAME & ADDRESS: 2105-2109 N. CAMPBELL AVE. DEVELOPMENT CHICAGO, ILLINOIS</p>	<p>PROJECT TITLE: FIRST FLOOR PLAN</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>REVISIONS: _____</p> <p>DATE: _____</p>
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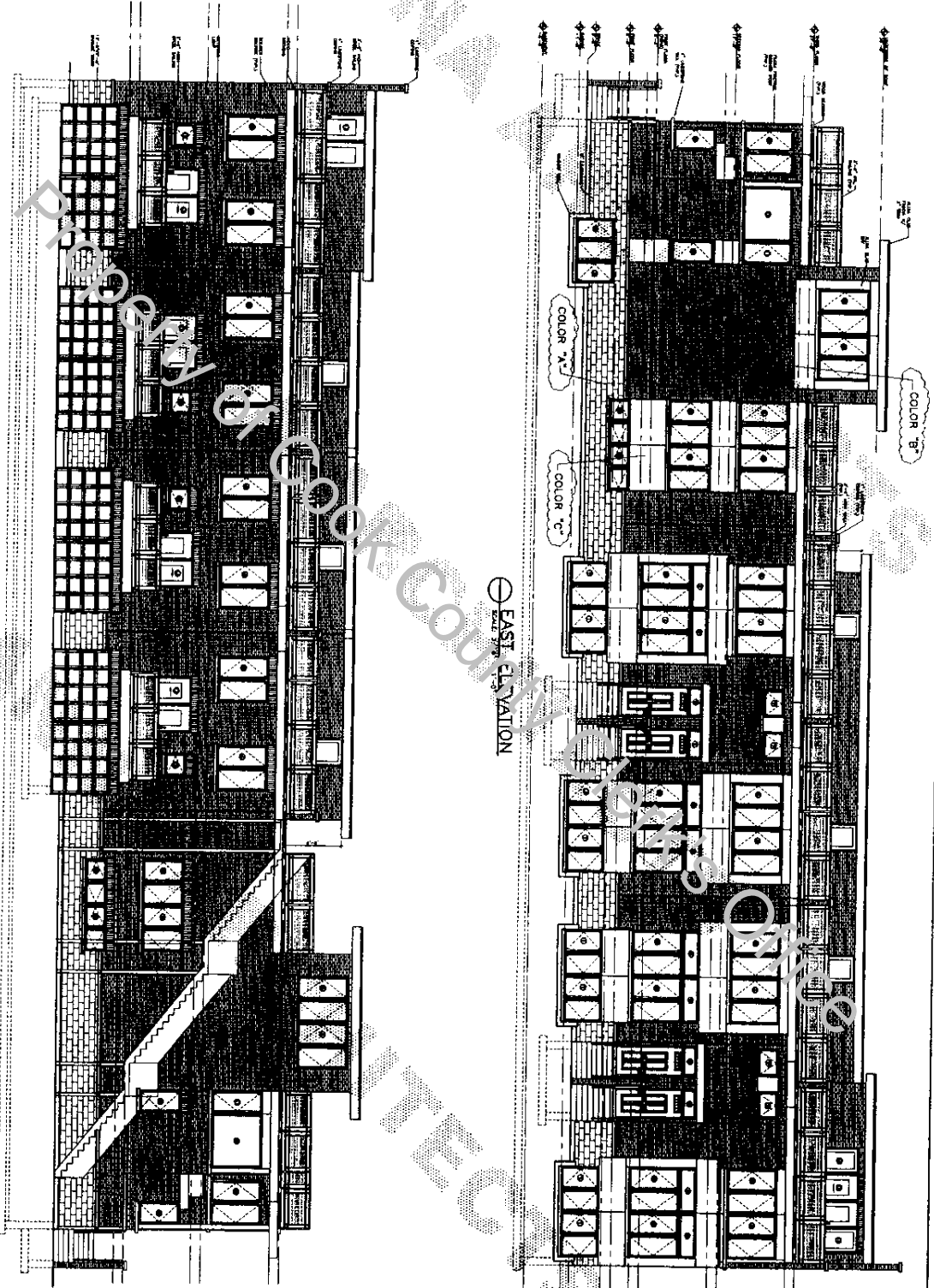
⊕ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



© HANNA ARCHITECTURAL INC. 2007

<p>HANNA 1111 W. WASHINGTON CHICAGO, ILLINOIS 60606 FAX (312) 750-1841 PROFESSIONAL REGISTERED ARCHITECT LICENSE NUMBER: 07-000000</p>	<p>NOTED IN A REVIEW I HAVE REVIEWED THE ABOVE DRAWING AND THE INFORMATION CONTAINED THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATE: 07/11/07 PROJECT NO. 07-000000 DRAWING NO. 201-210 DESIGNER: JEFFREY ST. BERRY ARCHITECT: JEFFREY ST. BERRY LICENSE NO. 07-000000 EXPIRES: 07/31/08</p>	<p>PROJECT NAME & ADDRESS 2103-2108 N. CAMPBELL AVE. DIVERS HOME CHICAGO, ILLINOIS</p>	<p>PROJECT TITLE SECOND FLOOR PLAN</p> <p>SCALE A-4</p>
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WEST ELEVATION

EAST ELEVATION

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PROJECT TITLE
ELEVATIONS

PROJECT NUMBER
A-6

PROJECT NAME & ADDRESS
2105-2109
N. CAMPBELL AVE.
DEVELOPMENT
CHICAGO, ILLINOIS

DESIGNED BY
HANNA ARCHITECTS, INC.
191 N. WASHINGTON
CHICAGO, ILLINOIS 60602
TEL: (312) 254-1800
FAX: (312) 254-1801
WWW.HANNAARCHITECTS.COM

DATE
JULY 27, 2007

SCALE
AS SHOWN

PROJECT NUMBER
A-6

PROJECT TITLE
ELEVATIONS

PROJECT NUMBER
A-6

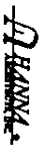
PROJECT NAME & ADDRESS
2105-2109
N. CAMPBELL AVE.
DEVELOPMENT
CHICAGO, ILLINOIS

DESIGNED BY
HANNA ARCHITECTS, INC.
191 N. WASHINGTON
CHICAGO, ILLINOIS 60602
TEL: (312) 254-1800
FAX: (312) 254-1801
WWW.HANNAARCHITECTS.COM

DATE
JULY 27, 2007

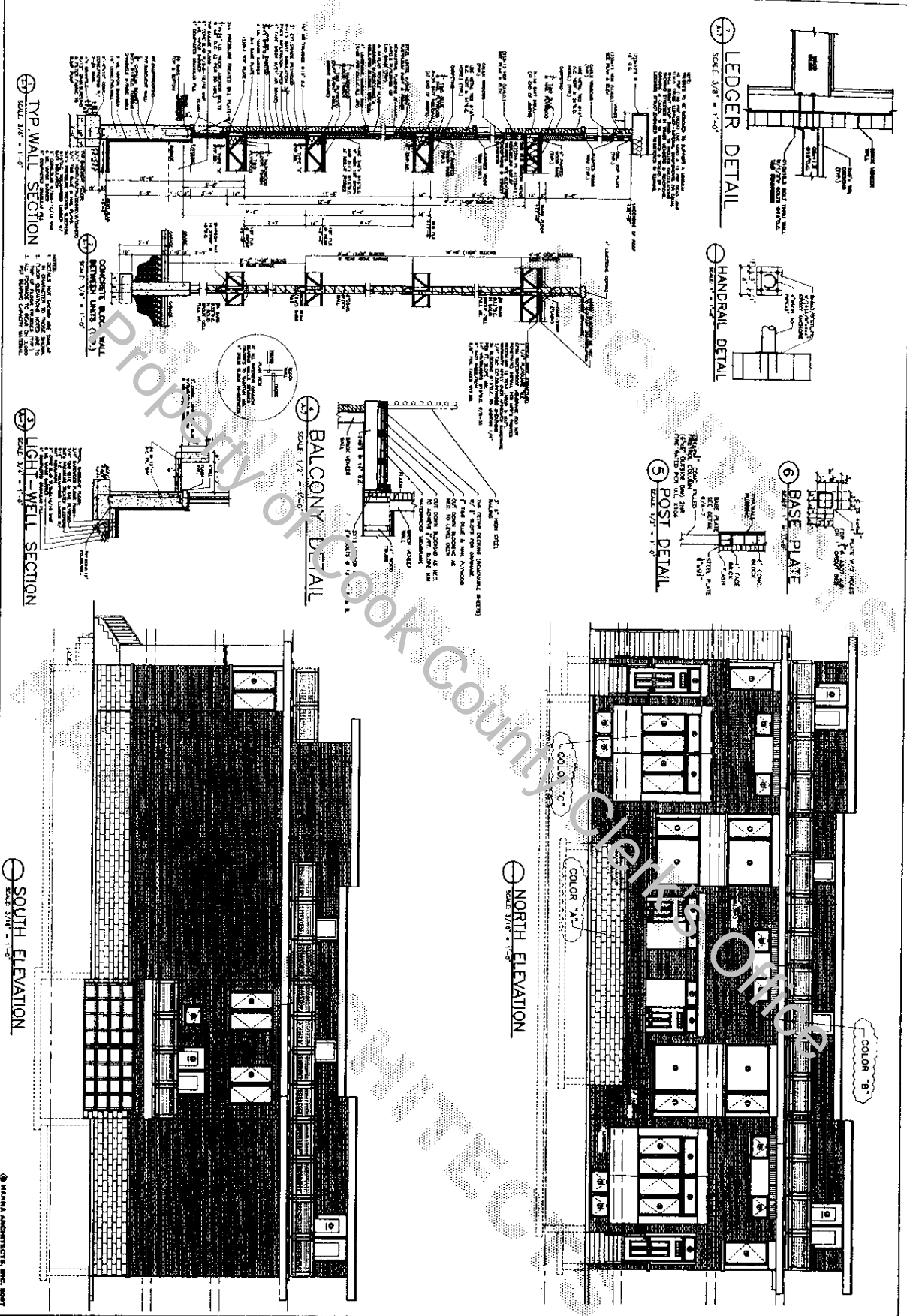
SCALE
AS SHOWN

PROJECT NUMBER
A-6



191 N. WASHINGTON
CHICAGO, ILLINOIS 60602
TEL: (312) 254-1800
FAX: (312) 254-1801
WWW.HANNAARCHITECTS.COM

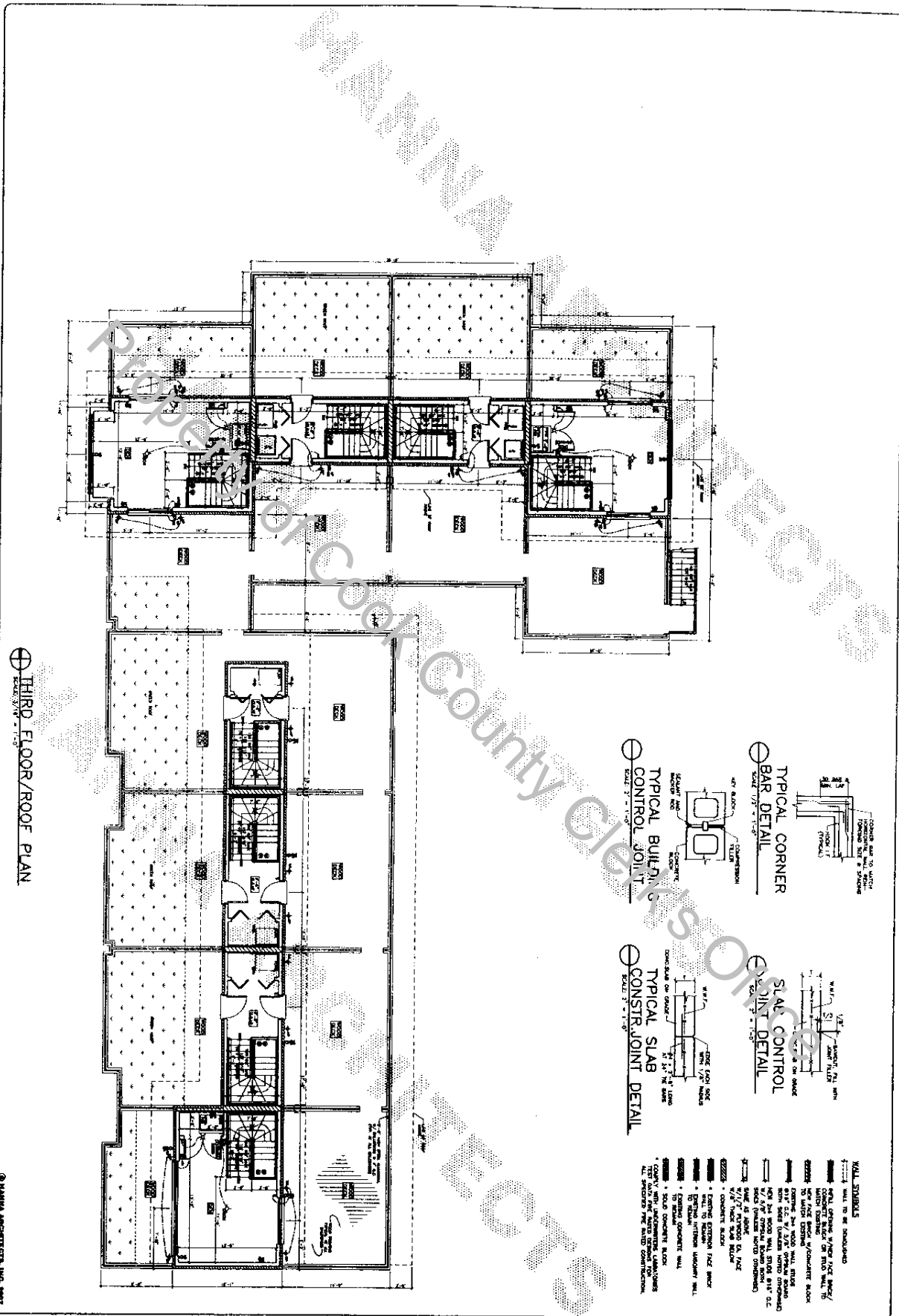
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<p>PROJECT NAME & ADDRESS 2103-2109 N. CASPABELL AVE. DEVELOPMENT CHICAGO, ILLINOIS</p>	<p>PROJECT TITLE ELEVATIONS</p>	<p>DESIGNER MANNA ARCHITECTS, INC., INC.</p>	<p>DATE 10.15.2007</p>	<p>NOTES: 1. THESE DRAWINGS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSES INDICATED HEREIN. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. 2. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. 3. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE SITE. 4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT PROPERTIES AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT PROPERTIES. 5. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT UTILITIES AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT UTILITIES. 6. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT TRAFFIC AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT TRAFFIC. 7. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT ENVIRONMENT AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT ENVIRONMENT. 8. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT HISTORIC DISTRICTS AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT HISTORIC DISTRICTS. 9. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT ZONING AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT ZONING. 10. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT REGULATIONS AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS OF THE ADJACENT REGULATIONS.</p>
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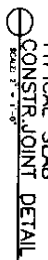
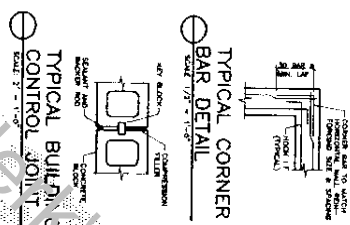
MANNA
 4123 SOUTH LEXINGTON
 CHICAGO, ILLINOIS 60608
 PAX (312) 756-1800
 PROFESSIONAL DESIGNER
 ARCHITECT LICENSE NO. 000000000
 LICENSE EXPIRES 12/31/2010

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⊕ THIRD FLOOR/ROOF PLAN

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- WALL SYMBOLS**
- 1-1-1-1 WALL TO BE INSULATED
 - 2-2-2-2 METAL PANELS 5" PER FACE BRICK/
 - 3-3-3-3 METAL PANELS 5" PER FACE BRICK/
 - 4-4-4-4 TO MATCH EXISTING/CONCRETE BLOCK
 - 5-5-5-5 CONCRETE 2" WOOD WALL STUDS
 - 6-6-6-6 4" WOOD WALL STUDS 2" WOOD
 - 7-7-7-7 4" WOOD WALL STUDS 2" WOOD
 - 8-8-8-8 4" WOOD WALL STUDS 2" WOOD
 - 9-9-9-9 4" WOOD WALL STUDS 2" WOOD
 - 10-10-10-10 CONCRETE BLOCK
 - 11-11-11-11 EXTERIOR EXTERIOR FACE BRICK
 - 12-12-12-12 EXTERIOR INTERIOR WINDOW WALL
 - 13-13-13-13 TO EXIST
 - 14-14-14-14 TO MATCH EXISTING WALL
 - 15-15-15-15 SOLID CONCRETE BLOCK
 - 16-16-16-16 CONCRETE BLOCK
 - 17-17-17-17 CONCRETE BLOCK
 - 18-18-18-18 CONCRETE BLOCK
 - 19-19-19-19 CONCRETE BLOCK
 - 20-20-20-20 CONCRETE BLOCK
 - 21-21-21-21 CONCRETE BLOCK
 - 22-22-22-22 CONCRETE BLOCK
 - 23-23-23-23 CONCRETE BLOCK
 - 24-24-24-24 CONCRETE BLOCK
 - 25-25-25-25 CONCRETE BLOCK
 - 26-26-26-26 CONCRETE BLOCK
 - 27-27-27-27 CONCRETE BLOCK
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 - 31-31-31-31 CONCRETE BLOCK
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 - 46-46-46-46 CONCRETE BLOCK
 - 47-47-47-47 CONCRETE BLOCK
 - 48-48-48-48 CONCRETE BLOCK
 - 49-49-49-49 CONCRETE BLOCK
 - 50-50-50-50 CONCRETE BLOCK

PROJECT NAME & ADDRESS
2103-2109
N. CAMPBELL AVE.
DEVELOPMENT
CHICAGO, ILLINOIS

CLIENT NAME
THIRD FLOOR PLAN

CLIENT NUMBER
A-5

DATE
11/11/07

PROJECT NUMBER
A-5

PROFESSIONAL DESIGNER
HANNA ARCHITECTS, INC.
141 N. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312.329.1800
FAX: 312.329.1801
WWW.HANNAARCHITECTS.COM
LICENSE NUMBER: 061-0014

DESIGNER
HANNA ARCHITECTS, INC.
141 N. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312.329.1800
FAX: 312.329.1801
WWW.HANNAARCHITECTS.COM
LICENSE NUMBER: 061-0014