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Doc#: 1028739105 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2010 01:10 PM Pg: 1 of 4

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

**Eugene Kraus, Esq.
150 South Wacker Drive
Suite 2900
Chicago, Illinois 60606**

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT is made and entered into as of the 1st day of October, 2010 by **PB and J III, LLC**, an Illinois limited liability company and **Avondale Closeout, LLC**, an Illinois limited liability company (together hereinafter referred to as the "Grantor").

WITNESSETH:

A. Grantor is the owner in fee simple of certain real property, in the City of Chicago, County of Cook, State of Illinois which real property is legally described in Exhibit A attached hereto and by this reference made a part hereof ("**Restricted Property**").

B. The Restricted Property is comprised of nineteen (19) single family lots in the Avondale Resubdivision.

C. The Villa Improvement League ("VIL") is a neighborhood group located adjacent to the Restricted Property.

D. As part of the development plan for the Restricted Property, Grantor and the VIL have agreed to implement this Restrictive Covenant relating to certain architectural and land use matters regarding the Restricted Property.

NOW, THEREFORE, Grantor hereby declares that the Restricted Property is and shall be transferred, held, sold, conveyed and accepted subject to this Restrictive Covenant and that this Restrictive Covenant be binding upon the owners of the Restricted Property.

1. Property Restrictions.

- a) No single story or "ranch" homes may be built on the Restricted Property.
- b) No multifamily structures may be built on the Restricted Property.
- c) Subsequent to the initial construction of any residence on the Restricted Property, any changes to the exterior building materials or exterior architecture of any residence on the Restricted Property shall be subject to the approval of a committee which will consist of five (5) members; two (2) of which shall be homeowners from the Villa Historic Area

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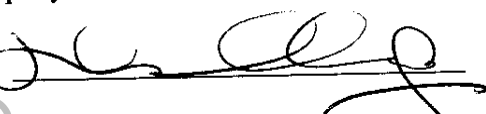
and/or members of the VIL and three (3) of which shall be owners of single family lots on the Restricted Property.

2. Covenants Running with the Land. The restrictions contained herein shall be restrictions running with land and shall be binding upon the Grantor and its successors and assigns.
3. Reservation of Rights. Except as expressly limited herein, Grantor reserves for itself and its successors and assigns, all rights as owner of the Restricted Property, including the right to use the property for all purposes not inconsistent with this grant.

IN WITNESS WHEREOF, said Grantor has caused this Restrictive Covenant to be executed as of the date first written above.

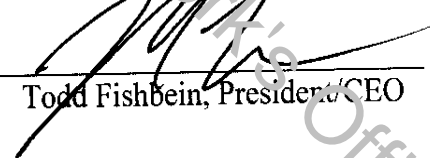
GRANTOR:

PB and J III, LLC, an Illinois limited liability company

By: 
Its: MARK A. SHEKERJIAN
AUTHORIZED AGENT OF SOLE MEMBER

Avondale Closeout, LLC, an Illinois limited liability company

By: Red Seal Development Corp., Manager

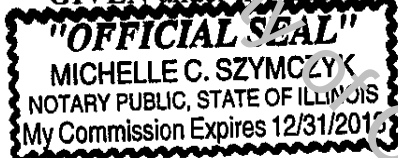
By: 
Todd Fishbein, President/CEO

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michelle C Szymczyk, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mark A. Shekerjian, the authorized agent of PB and J III, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such person appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation in its capacity as the auth agent of PB and J III, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of October ~~September~~, 2010.



Michelle C Szymczyk
Notary Public

My Commission Expires: 12/31/2013

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Nada Popovic, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Todd Fishbein, the President/CEO of Red Seal Development Corp., Manager of Avondale Closeout, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such person appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation in its capacity as the manager of Avondale Closeout, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of October ~~September~~, 2010.

Nada Popovic
Notary Public

My Commission Expires: _____



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Exhibit A

Restricted Property

Lots 1 through 10 and lots 12 through 20 in Avondale Resubdivision being a Resubdivision of Block 14 in Mason's Subdivision of Part of the East ½ of the Northwest ¼ of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PINs:

13-23-128-034
13-23-128-035
13-23-128-036
13-23-128-037
13-23-128-038
13-23-128-039
13-23-128-040
13-23-128-041
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13-23-128-047
13-23-128-048
13-23-128-049
13-23-128-050
13-23-128-051
13-23-128-052
13-23-128-053

Common Address: 3650 N Avondale, Chicago, IL

Property of Cook County Clerk's Office