

# UNOFFICIAL COPY

THIS DOCUMENT  
PREPARED BY, AND  
AFTER RECORDING  
RETURN TO:

Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521-3489



Doc# 1628713056 Fee \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/13/2016 02:21 PM Pg: 1 of 6

## RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY

This Restrictive Covenant is made and entered into by the legal title owner (the "Owner") of the property (the "Property") legally described on the attached Application to Construct an Improvement in the Public Right-of-Way.

The Owner has requested permission to construct the following improvement (the "Improvement") in the existing right-of-way abutting the Property:

1. A lawn sprinkler system.
2. Decorative landscaping, including flowers, trees and shrubs.
3. A decorative driveway apron.
4. A decorative mailbox.
5. A fence.
6. Service walk or carriage walk.
7. Retaining walls.
8. Other (please specify): \_\_\_\_\_

Authorization to place and maintain any improvement in the public right-of-way is conditionally granted by the Village of Hinsdale, Illinois (the "Village"), subject to acknowledgement, agreement, and strict compliance with the following terms, conditions, and understandings:

1. The Owner is the legal owner of the Property and has sought permission and received approval from the appropriate Village official to construct the Improvement, pursuant to the Village Code of Hinsdale.

2. The Improvement shall be constructed, installed and maintained in accordance with the plan entitled Driveway Plan, dated 2/3/16, prepared by Indian Ridge Landscape.

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## APPLICATION TO CONSTRUCT AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY

Please print or type.

Barbara Smith  
Name (Legal Property Owners) Please include deed or other proof of ownership.

Barbara Smith 2-9-16  
Signature Date

4443 Clausen Ave Western Springs IL 60558  
Address of Owner

904 Cleveland Hinsdale IL 60521  
Address of Property (if different)

708-446-0353  
Home Telephone Number Business Telephone Number

~~18-07-309-022~~  
Permanent Index Number

Legal Description: Lot 22 in block 9 in Woodlands Hinsdale Illinois  
being a subdivision of the Southwest Quarter of Section 7 Township  
38 North Range 12 East of the Third Principal Meridian Except  
the West 1312.4 Feet of the North 718.2 feet of said Southwest  
Quarter in Cook County, Illinois

Indian Ridge Landscaping Inc.  
Name of Installing Company

11503 W. 73rd Place Burr Ridge IL 60527  
Address of Installing Company

630 662 1675 David [Signature] 2/3/2016  
Telephone Number Signature Date

Type of Improvement to be Constructed: (Please check one)

- 1. A lawn sprinkler system.
- 2. Decorative landscaping, including flowers, trees and shrubs.
- 3. A decorative driveway apron.
- 4. A decorative mailbox.
- 5. A fence.
- 6. Service walk or carriage walk.
- 7. Retaining walls.
- 8. Other (please specify) \_\_\_\_\_

Please provide plans describing the Improvement.  
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3. The Owner acknowledges and agrees that any Improvement built in the public right-of-way is at risk of being removed or destroyed, and that no assurances of its protection can be given by the Village.

4. The Owner understands, acknowledges, and agrees that the Village assumes absolutely no responsibility for, or liability arising out of, the installation, care, operation, future maintenance, or repair of the Improvement.

5. The Owner understands and agrees that installation and existence of the Improvement within the public right-of-way shall not, in any way, interfere with the right of the Village, its contractors, or other utilities to excavate therein for repair, maintenance, or installation of any public service or utility, sidewalk, street, cable television, or for any other necessary public purpose. The installation and existence of the Improvement within the public right-of-way shall conform and be subject to the requirements of all applicable codes and ordinances of the Village.

6. The Owner understands and agrees that the Village and any utility will not, under any circumstance, maintain, repair, or replace any portion of said Improvement which might be subsequently damaged or removed by any work, accident, maintenance activity, or construction operation undertaken by the Village, its contractors, or other utilities, except to the extent such utility may be otherwise obligated by law or agreement to do so.

7. The Owner agrees to, and does hereby, release, hold harmless, and indemnify the Village, and all of its elected and appointed officials, officers, boards, commissions, employees, agents, representatives, engineers, and attorneys, from any claims, lawsuits, judgments, demands, damages, liabilities, losses, executions, debts, fines, penalties, and expenses, including administrative expenses and attorneys' fees (collectively "Claims"), that may arise or be alleged to have arisen, out of or in connection with the presence of the Improvement in the public right-of-way, whether or not due or claimed to be due in whole or in part to the active or passive presence or operation of the Improvement. The Owner shall, and does hereby agree to, pay all expenses, including attorneys' fees, court costs, and administrative expenses, incurred by the Village in defending itself with regard to any and all of the Claims mentioned in this Paragraph.

8. This Agreement shall run with the Property and shall be binding upon and inure to the benefit of the Owner of the Property, the Owner's successors, assigns, and grantees, and all parties claiming by, through, and under them. Enforcement of this Agreement may be sought by the Village by any proceeding at law or in equity against any person or persons violating or attempting to violate any provision, either to restrain violation, to compel affirmative action, or to recover damages, and against the Property to enforce any lien created by this Agreement.

9. This Agreement will become a permanent record in the file maintained by the Village on the Property, and shall be recorded, at the expense of the Owner, against the Property in the offices of the county Recorder of Deeds in the county in which the Property is located.

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10. Any notice to the Owner under this Restrictive Covenant shall be given to the last name and address shown on the most recent tax bill issued by the county in which the Property is located. Any notice to the Village under this Restrictive Covenant shall be given to: Village of Hinsdale, 19 East Chicago Avenue, Hinsdale, Illinois 60521-3489 or to such other address at which the principal administrative offices of the Village are located from time to time.

I have read the foregoing special conditions and understandings of this Restrictive Covenant to construct an Improvement in the public right-of-way, fully understand same, and agree to abide by these terms.

Accepted and Approved By:

Penhina Smith  
Name (Printed Name of Legal Property Owners)  
Penhina Smith 2-9-14  
Signature Date

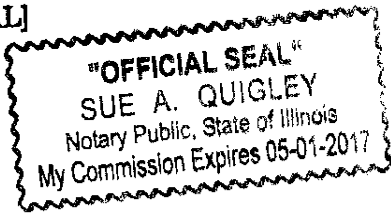
VILLAGE OF HINSDALE

[Signature] 3/1/14  
Village Manager Date

Subscribed and sworn to before me this 9th day of February 2016

[Signature]  
Notary Public

[SEAL]

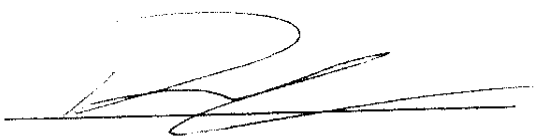




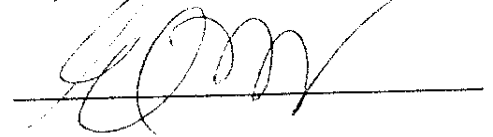
**UNOFFICIAL COPY****CLOSING STATEMENT  
COMMITMENT No. 15NW5781151WH**

**SELLER:** 3107 LSD, LLC  
**BUYER:** Barbara Smith  
**PROPERTY LOCATED AT:** 904 Cleveland, Hinsdale, IL 60521  
**DATE OF CLOSING:** January 14, 2016 9:00 a.m.

	<u>CREDIT SELLERS</u>	<u>CREDIT BUYERS</u>
Purchase Price		\$1,650,000.00
Earnest Money	25,000.00	
Commission Balance	33,245.00	
Commission \$58,245.00 less		
Earnest Money 25,000.00		
33,245.00 Plus		
EM Released 7,805.00		
4,050.00		
\$41,050.00 payable to: Dawn McKenna		
Mortgage Payoff: Countryside Bank through 1/15/16	1,206,697.50	
Real Estate Taxes :		
2015 Prorated @ 105%	27,882.00	
2015 Prorated @ 105%		
1/1/16-1/14/16- \$76.39 per day x 14 days	1,069.46	
Sellers Title Insurance	4,525.00	
Owners Policy	1,650.00	
State transfer	825.00	
County transfer	3.00	
IL Policy Tax	125.00	
Recording Release	50.00	
Commitment Update	40.00	
Closing Protection Letter		
Wire Payoff		
Wire Proceeds		
Waiver New Construction		
½ Closing Fee	1,250.00	
Tax Payment Fee		
Survey		
Attorney's Fee - Joseph M. Del Preto	500.00	
TOTAL CREDITS: \$1,302,861.96		
CASH TO BALANCE TO SELLER	\$ 347,138.04	
	<u>\$1,650,000.00</u>	<u>\$1,650,000.00</u>



SELLER



PURCHASER