

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2021 07:53 AM Pg: 1 of 3

This document prepared by: )  
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Firm/Company: Law Office of Ryan Krueger )  
Address: 2516 Waukegan Road #219 )  
City, State, Zip: Glenview, IL 60025 )  
Phone: 312-498-4586 )  
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**20-15-404-039-0000**  
(Parcel Identification Number)

**DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**FIRST AMERICAN TITLE  
FILE # 3053156**

THIS DECLARATION is made as of this 22<sup>ND</sup> day of FEBRUARY, 2021, by 61<sup>ST</sup> & ELLIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (hereinafter referred to as "Declarant"). 183

WHEREAS Declarant is the owner of certain real property with a legal description of **LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF LOT 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS** and commonly known as **533 E. 60<sup>TH</sup> STREET, CHICAGO, ILLINOIS 60637** (hereinafter referred to as the "Property").

WHEREAS, Declarant wishes to establish certain covenants, conditions, and restrictions relative to certain energy credits and the monitoring of solar components for the Property; and

NOW, THEREFORE, Declarant hereby declares that the Property shall be held subject to the following covenants, conditions, and restrictions. These covenants, conditions, and restrictions shall run with the Property and shall be binding upon all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof.

IT IS FURTHER DECLARED that Declarant is entitled to any and all federal tax credits allowed for installation of solar panels and other solar components; all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof are not entitled and shall not make any claim regarding any such credits.


IT IS FURTHER DECLARED that Declarant is entitled to any solar renewable energy certificates (SRECs) for the Property for a period of not less than sixteen (16) years from the date of sale; all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof are not entitled and will not make any claim regarding any such credits.

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IT IS FURTHER DECLARED that Declarant, for a period of not less than sixteen (16) years from the date of this Declaration, all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof shall cooperate with the Declarant for the purposes of monitoring energy use and solar production and shall not interfere with the solar production or Declarant's ability to monitor. Specifically, all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof agree to not interfere with the cellular antenna installed to access the solar/energy equipment and further, if necessary, all persons or entities having or later acquiring any rights, title, or interest in the Property, or any part thereof shall provide Declarant physical access to the solar/energy equipment upon reasonable notice.

IT IS FURTHER DECLARED that all or a portion of the terms of this Declaration may be released by the Declarant; such a release must be in the form of a written document signed by the Declarant and recorded with the Cook County Recorder of Deed's office. In the event no such release has been recorded after seventeen (17) years from the date of this Declaration, all of the terms of this Declaration shall be deemed automatically released and no additional recording shall be necessary to release the Property from these covenants, conditions, and restrictions.

IN WITNESS WHEREOF the Declarant has executed this Declaration on this 15<sup>TH</sup> day of JANUARY, 2021.

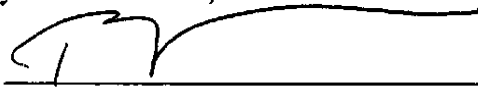
  
Declarant: 61<sup>ST</sup> & ELLIS, LLC, by MARCIN KAWA, as Manager

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARCIN KAWA personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15<sup>TH</sup> day of JANUARY, 2021.



  
Notary Public

MAIL TO AFTER RECORDING:  
LAW OFFICE OF RYAN KRUEGER  
2516 WAUKEGAN ROAD, UNIT 219  
GLENVIEW, IL 60025

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 5 IN THE SUBDIVISION OF THE WEST 1/2 OF LOT 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-15-404-039-0000 (Vol. 257)

Property Address: 537 E. 60Th Street, Chicago, Illinois 60637

Property of Cook County Clerk's Office