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THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:
MARK J. KUPIEC & ASSOC.
77 West Washington Street - Suite 1801
Chicago, Illinois 60602



Doc# 2123015032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 02:14 PM PG: 1 OF 9

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT ("Declaration") is made this 16th day of May, 2021, by Teh Chan (hereinafter referred to as "Declarant").

RECITALS:

WHEREAS, Declarant is the owner of a certain parcel of real estate in Chicago, Cook County, Illinois commonly known as 2017 South Ruble Street, Chicago, IL and legally described on the Exhibit "A", attached hereto and made a part hereof ("Premises"); and

WHEREAS, Declarant intends that the Premises be utilized to build a new residential building with 3 dwelling units and accessory and related uses ("Intended Use");

WHEREAS, the present zoning for the Premises is an RT4 District; and

WHEREAS, in order to accommodate Declarant's Intended Use, Declarant intends to effectuate a zoning change for the Premises to an RM4.5 District; and

WHEREAS, if the proposed zoning change to an RM4.5 is approved by the City of Chicago, it shall be subject to a restrictive covenant being recorded against the Premises to limit the use of the subject property to build a new residential building with 3 dwelling units and accessory and related uses; and

WHEREAS, Declarant, in consideration of the City's consent to the RM4.5 District zoning change, shall encumber the Premises with a restrictive covenant setting forth the aforesaid restrictions, all as more specifically set forth below.

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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 herein above are fully incorporated herein by reference.
2. All of the Premises are 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 Premises or in any part thereof, and upon those claiming under them, with such limitations or exceptions as are herein expressed.
3. The premises, or any portion thereof, when zoned RM4.5, shall be used solely to build a new residential building with 3 dwelling units and accessory and related uses; improved in substantial conformity with the plans prepared by Hanna Architects Inc., attached hereto as an Exhibit "B".
4. 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.
5. Enforcement of the provisions of this Declaration shall be by any proceeding at law or in equity, brought by the Declarant, its 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, its 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, its successor or assigns, the City, or the Office of the Alderman, to so enforce any covenant, restriction or other provision of this Declaration.
6. 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.
7. 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.
8. 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) twenty (20) years

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from the date hereof; (ii) the zoning classification of the Premises changed from an RM4.5 Zoning 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.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

SIGNATURE PAGE TO FOLLOW

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

DECLARANT:

Teh Chan

Teh H. Chan
Signature

STATE OF ILLINOIS)

COUNTY OF COOK) SS
)

I, Lilian Corona, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Teh Chan personally known to me to be the same persons whose names are subscribed to the foregoing DECLARATION OF RESTRICTIVE COVENANT, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposed therein set forth.

GIVEN under my hand and seal, this 16 day of May, 2021.

Lilian Corona
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION FOR 2017 SOUTH RUBLE ST., CHICAGO, IL

PIN: 17-21-322-008-0000

LOTS 34 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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ZONING DATA:

LOT AREA:	100.00' x 24.00' = 2,400 SQ. FT.
F.A.R. BUILDABLE	RM-4.5 1.7
MAX. BUILDABLE	4,080 SQ. FT.
BUILDING SQUARE FOOTAGE:	
1ST FLOOR	1,213.00 SQ. FT.
2ND FLOOR	1,213.00 SQ. FT.
3RD FLOOR	1,213.00 SQ. FT.
TOTAL:	3,639.00 SQ. FT.

S. RUBIE ST.
 SITE PLAN
 SCALE 1/8" = 1'-0"

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PROJECT NAME & ADDRESS
 2017 S. RUBIE
 3 STORY/3 UNIT
 BUILDING
 CHICAGO, ILLINOIS

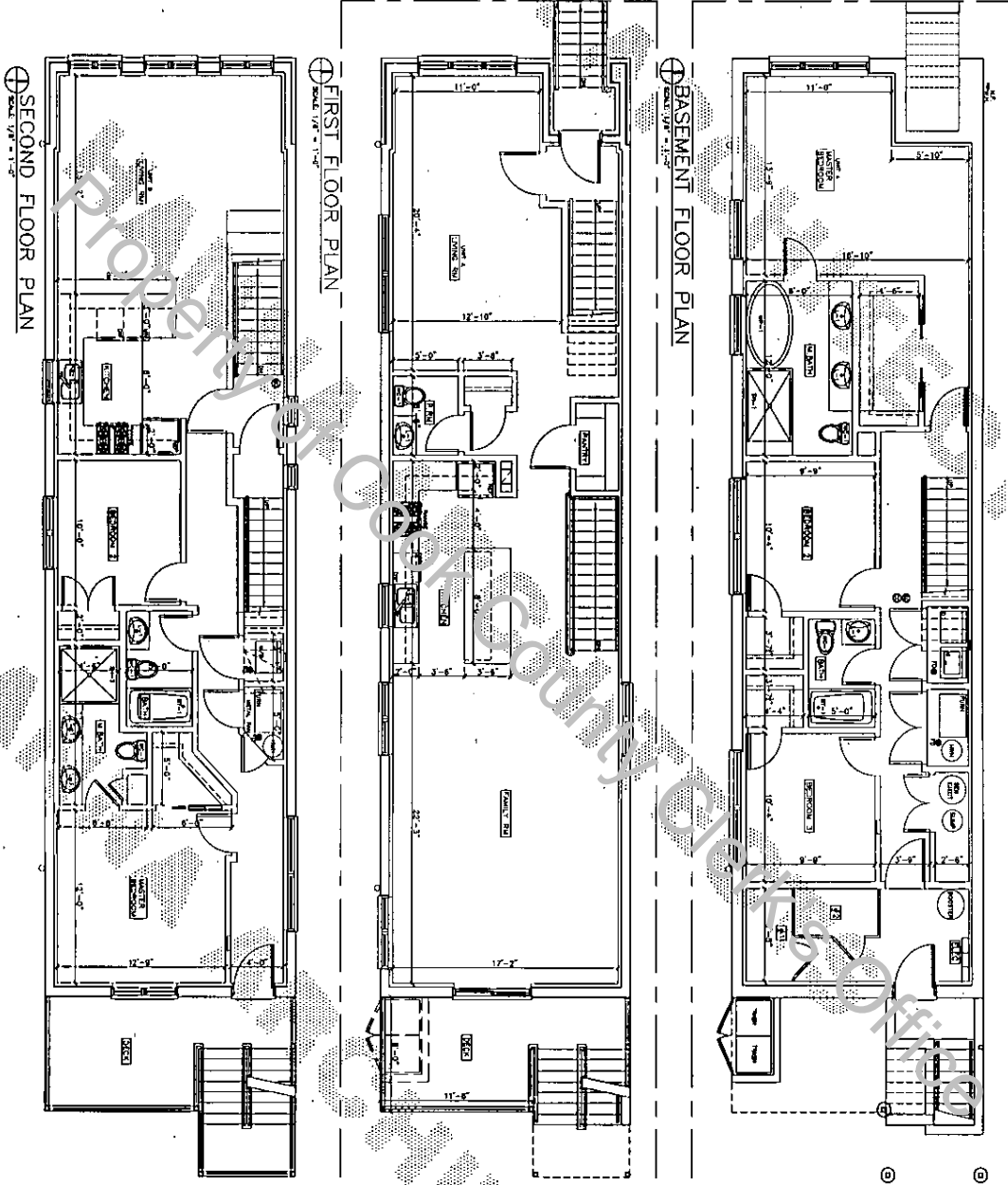
PROFESSIONAL DESIGN FIRM
 HANNA ARCHITECTS, INC.
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60604
 FAX (312) 756-1801
 LICENSE NUMBER: 044-00143

DATE FOR REVIEW: _____
DATE FOR PERMIT: _____
ISSUED FOR: _____
REVISIONS: _____

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A-1

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HANNA
 (773) 750-1800
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60604
 FAX (773) 750-1801
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 184-000181

These Plans are prepared under Contract No. 2123015032 for the construction of the above project. It is the responsibility of the contractor to verify the accuracy of the information provided on these plans. The architect is not responsible for any errors or omissions on these plans. The architect is not responsible for any construction methods or materials not shown on these plans. The architect is not responsible for any construction methods or materials not shown on these plans. The architect is not responsible for any construction methods or materials not shown on these plans.

DATE FOR REVIEW: _____
 DRAWING NUMBER: _____
 REVISION NO. AND: _____
 REVISION FOR COMMENT: _____

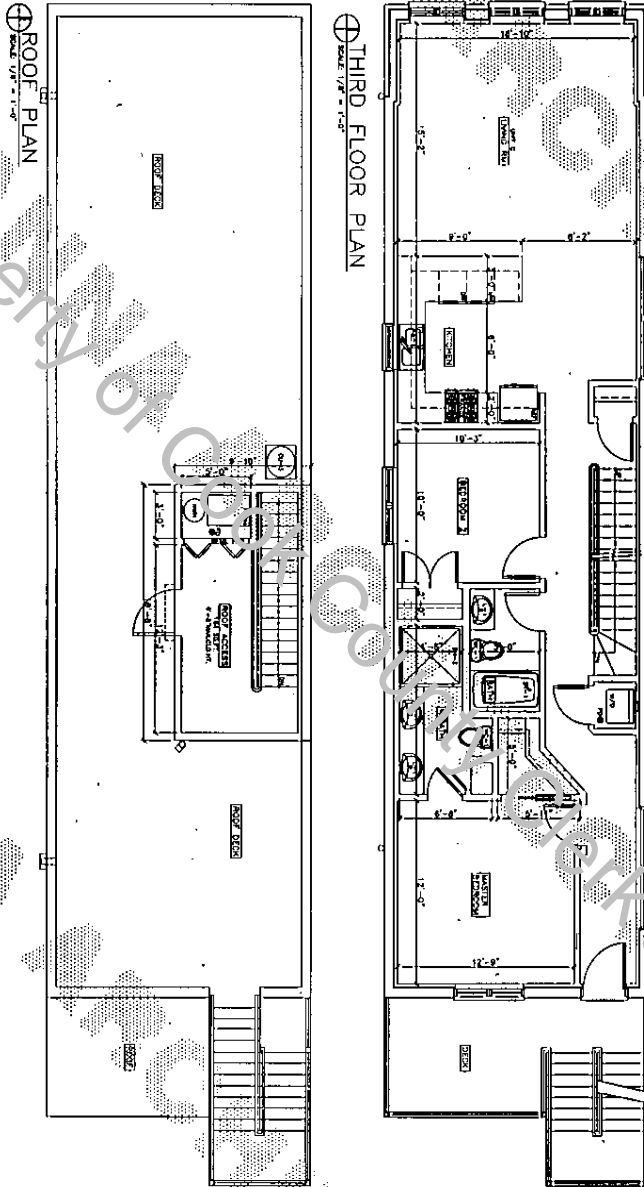
PROJECT NAME & ADDRESS
 2017 S. RUBLE
 3 STOREY/3 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 FLOOR PLANS



TITLEBLOCK

SHEET NUMBER
 A-2

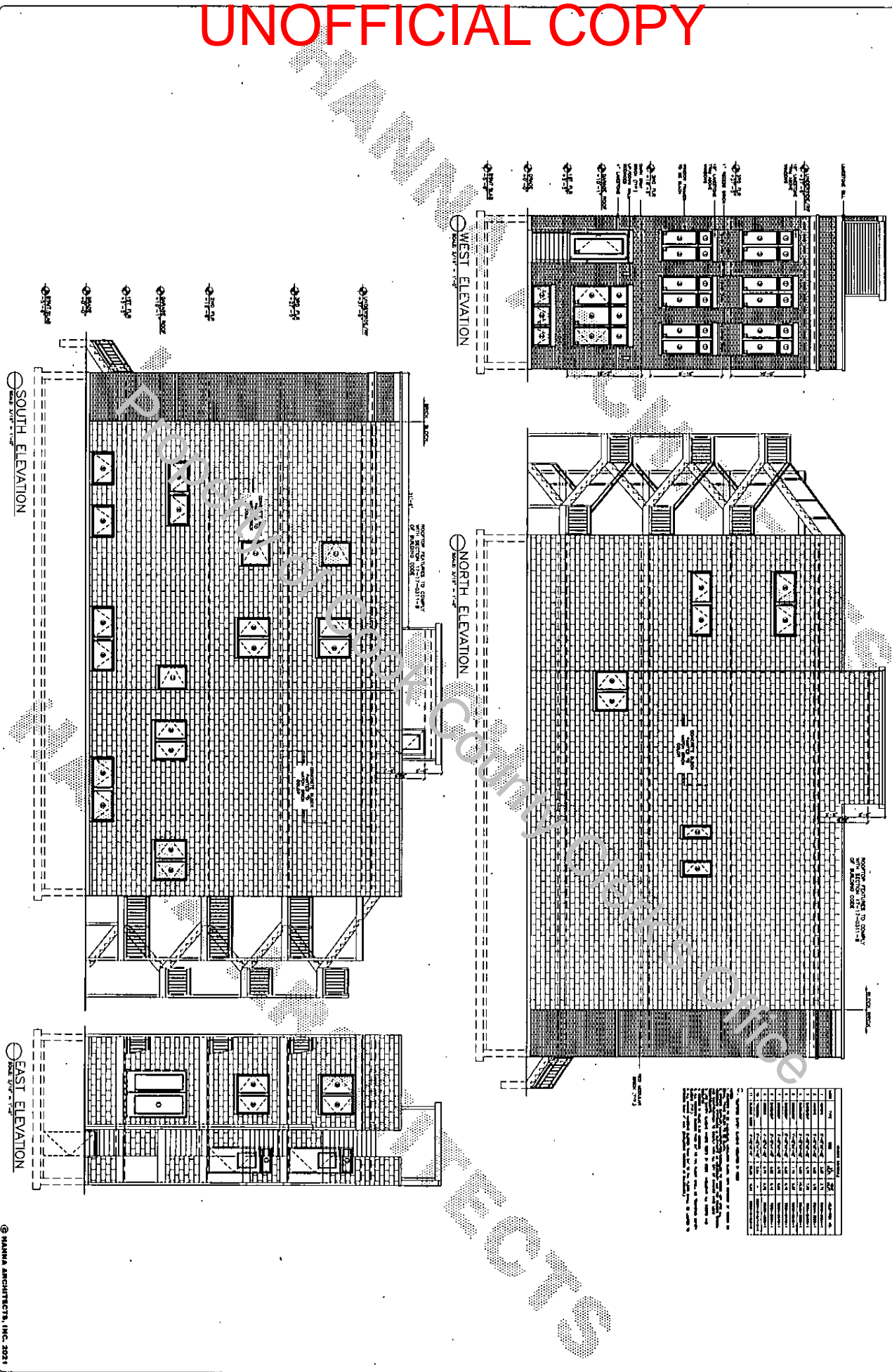
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SHEET NUMBER A-3	TITLE FLOOR PLANS & DETAILS	PROJECT NAME & ADDRESS 2017 S. RUBLE 3 STORY/3 UNIT BUILDING CHICAGO, ILLINOIS		DESIGN REVIEW: DESIGNER: _____ CHECKED BY: _____ DATE: _____ (101) 786-1880	<p>These Plans are prepared under Contract No. 2017-0017. The Client is responsible for providing all necessary information and for obtaining all necessary permits. The Client is also responsible for providing all necessary information and for obtaining all necessary permits. The Client is also responsible for providing all necessary information and for obtaining all necessary permits.</p>	 <p>(312) 786-1880 189 W. WASHINGTON CHICAGO, ILLINOIS 60601 FAX (312) 786-1881 PROFESSIONAL DESIGN TEAM LICENSE NUMBER: 01017</p>
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PROJECT NAME & ADDRESS
2017 S. RUBLE
3 STOREY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

DESIGN FIRM NAME: HANNA ARCHITECTS, INC.
DESIGN FIRM ADDRESS: 180 W. WASHINGTON, CHICAGO, ILLINOIS 60602
DESIGN FIRM PHONE: (312) 756-1800
DESIGN FIRM FAX: (312) 756-1801
DESIGN FIRM LICENSE NUMBER: 010-010

PROFESSIONAL DESIGN FIRM LICENSE NUMBER: 010-010
PROFESSIONAL DESIGN FIRM LICENSE NUMBER: 010-010

SHEET NUMBER
A-4

TITLE
ELEVATIONS

DATE
10/10/24

SCALE
AS SHOWN