

# UNOFFICIAL COPY



Doc# 2201957040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2022 12:55 PM PG: 1 OF 3

*Prepared By*

After Recording Return to:

Northfield Mews, LLC  
2550 Waukegan Road  
Suite 220  
Glenview, Illinois 60025

## DEVELOPER COVENANTS

These Developer Covenants are made and entered into and are effective as of January 12, 2022, by Northfield Mews, LLC, an Illinois limited liability company (the "Developer"), formerly known as 1725 Winnetka Ave, LLC, an Illinois limited liability company, for the benefit of the Village of Northfield, Cook County, Illinois (the "Village").

Pursuant to that certain Ordinance No. 18-1720 (the "Ordinance") captioned "An Ordinance Granting Approval of a Planned Unit Development for the Property Located at 1725 Winnetka Road in the Village of Northfield, Cook County, Illinois" passed and approved by the Village on June 19, 2018 and recorded in the offices of the Cook County Recorder of Deeds on December 3, 2019 as Document Number 1933706134, the Village approved the Planned Unit Development applied for by the Developer for the Property as more particularly described in the Ordinance and as legally described on Exhibit A attached hereto.

In accordance with the requirements of the Ordinance and the Village, this document hereby confirms the following in connection with the maintenance, repair and replacement of certain facilities and improvements in and upon the Property:

1. At all times that the Developer remains the fee simple title holder of the Property, the Developer shall be responsible, at Developer's sole cost and expense, for the maintenance, repair, and replacement of all facilities for the collection of sanitary waste (including the sanitary sewer lift station and force main), potable water distribution, and stormwater management, and any other infrastructure, facilities, grounds, landscaping, buildings, and improvements located in and upon the Property that are owned by the Developer (collectively, the "Private Facilities"). For purposes of clarification, the "Private Facilities" to be so maintained, repaired, and replaced by the Developer shall not include any facilities, appurtenances, infrastructure, or improvements that, from time to time: (a) are dedicated to and accepted by the Village or any other governmental entity as evidenced by a dedication recorded with the Cook County Clerk; or (b) that are owned by any third party, including without limitation any utility company. The Developer shall not transfer ownership of the Private Facilities without the written consent of the Village, which consent shall not be unreasonably withheld; provided, however, that the consent of the Village shall not be required for a transfer of ownership of the Private Facilities: (x) to any person(s) or entity(ies) to which Developer transfers its fee simple interest in the Property, or (y) to the "HOA" (as defined below), provided that Developer shall still be required to obtain the "Village HOA Consent" (as defined below) as required by the terms and provisions of Section 3 below.

2. The obligations of the Developer set forth in this document shall be binding upon Developer's successors and assigns in interest to the Property. In the event that the Developer transfers its fee simple interest in the Property, the Developer shall be released from any and all obligations and/or liability under this document arising from and after the date of such transfer. From and after the date of such



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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 1 IN HAPPS SUBDIVISION OF THE SOUTH 107 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER AT THE INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, (AS MEASURED ALONG SAID SOUTH LINE) THENCE NORTHWESTERLY ALONG EASTERLY LINE OF THE AFORESAID RIGHT OF WAY, A DISTANCE OF 360.18 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF HAPPS SUBDIVISION OF THE SOUTH 107 ACRES OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 331.74 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE LANDMARK OF NORTHFIELD SUBDIVISION, RECORDED AS DOCUMENT 25690960; THENCE SOUTH AT RIGHT ANGLES TO NORTH LINE A DISTANCE OF 45.01 FEET TO A POINT, THENCE EAST PARALLEL WITH NORTH LINE, A DISTANCE OF 6.33 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 304.48 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER THENCE WEST ALONG SOUTH LINE, A DISTANCE OF 250.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 94168 SQUARE FEET OR 2.1162 ACRES, MORE OR LESS

COMMONLY KNOWN AS: 1725 WINNETKA ROAD, NORTHFIELD, ILLINOIS  
PROPERTY INDEX NUMBER: 05-19-324-065