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PARTY WALL DECLARATION

Whereas, the undersigned, ~~_____ Darrell Kelly and Francesca Kelly~~ his wife and FRANCESCA DEL FIACCO DE ANGELIS are the present title holders of the following described real estate, upon which there has been erected a duplex residence;

Legal Description: LOT 31 (EXCEPT THE SOUTH 26 FEET THEREOF) AND the south 19 FEET OF LOT 32 IN BLOCK 6 IN GOSS, JUDD SHERMAN'S WEST DIVISION STREET HOME ADDITION A SUB-DIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 63 ACRES THEREOF AND EXCEPT LOTS 19 AND 20 IN BLOCK 4 IN GOSS, JUDD AND SHERMAN'S MELROSE PARK HIGHLANDS BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, AFORESAID IN COOK COUNTY, ILLINOIS.

PARCEL 1:

PARCEL 2: (SEE BELOW)

Whereas in the construction of said building there is a wall dividing both residences and 15-03-126-073 1531 N. 23RD AVE., MELROSE PARK, IL. CCO all

Whereas, it is the intention of the undersigned that in the event of sale of either or both of said residences, that the dividing wall remain in the same condition for the use of any and all subsequent purchasers;

Now, therefore, for the purpose of declaring their intentions, the undersigned hereby state:

1. Said dividing wall shall be a party wall for said real estate so long as both of said residences as now constructed shall not be materially altered or changed.

2. No person shall have the right to add or detract from the party wall in any manner whatsoever, it being the intention that the party wall shall at all times remain in the same position as when erected.

3. If it shall become necessary to repair the party wall, the expense of rebuilding the same shall be borne by the then owners of the fee, in equal proportions, and whenever the party wall, or any portion thereof, shall be rebuilt, it shall be erected on the same place where it stands and be of the same size as when originally erected as shown by survey dated April 15, 1987.

4. This declaration shall be constructed and construed as a Covenant Running With The Land.

5. This Declaration shall be binding upon the undersigned, their assigns, their successors, assigns and Grantees.

In Witness Whereof, the parties have caused this agreement to be signed this 4th day of May, 1987.

Francesca M. Kelly
Darrell Kelly
Francesca Del Fiacco De Angelis

PARCEL 2: THE SOUTH 26 FEET OF LOT 31 IN BLOCK 6 IN GOSS, JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 63 ACRES THEREOF AND EXCEPT LOTS 19 & 20 IN BLOCK 4 IN GOSS, JUDD AND SHERMAN'S HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID), IN COOK COUNTY, ILLINOIS.

15-03-126-074 1529 N. 23RD AVENUE, MELROSE PARK, IL.

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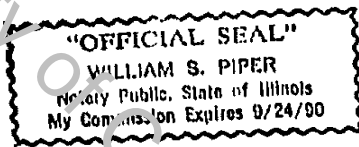
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PAGE TWO

State of Illinois }
County of Cook }

I, WILLIAM S. PIPER, hereby certify that FRANCESCA M. KELLY, DARRELL S. KELLY and FRANCINE DELFIACCO DEANGELIS who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the use and purposes therein set forth.

Given under my hand and seal, this 4th Day of May, 1987. A.D.



William S. Piper

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T#0003--TRAN 6703-08/27/87 11:06:00
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COOK COUNTY RECORDER



prepared by & mail to:
Peter Karney
7366 N. Lincoln Ave
Lincolnwood, IL

-87-473193

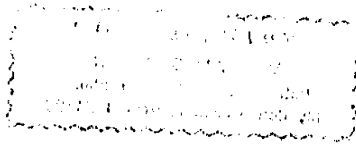
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