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DECLARATION AND COVENANT

WHEREAS, Ridgeway Enterprises, Inc., (as successor in interest to Kilravock, Inc., formerly known as Rose Packing Company, Inc.) Illinois corporations, (the "Developer") is the developer of the property legally described in Exhibit A, the "Property," attached hereto and incorporated herein; and

WHEREAS, Property is situated within the Village of South Barrington, an Illinois municipal corporation, (the "Village"), which has heretofore imposed and required as a minimum standard and requirement for approval of the plat of subdivision within which the Property is contained, among other things, that each lot comprising the Property have a Building Line Setback (as that term is defined in Sections 2.07 and 2.08 of the Village's Zoning Ordinance) of Sixty (60') feet as measured from the Westerly property line of each such lot comprising the Property; and,

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WHEREAS, the Developer, wishing to provide for the orderly development of the Property in a manner which will preserve and protect the aesthetic value of the lots comprising the Property, deems it appropriate to require a Building Line Setback in excess of Sixty (60') feet as required by the stated provisions of the Village's Zoning Ordinance; and

WHEREAS, the Developer intends to continue and complete the residential development of the property described in Exhibit A as a part of that subdivision known as The Glen of South Barrington; and

WHEREAS, The Glen of South Barrington Property Owners' Association, an Illinois not-for-profit corporation, (the "Association"), is authorized by The Glen of South Barrington Declaration of Restrictions and Covenants and Supplements thereto

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to enforce such covenants and restrictions as may be applicable to lands comprising The Glen of South Barrington of which the Property is a part,

NOW, THEREFORE, the Developer hereby declares and covenants as follows:

1. Notwithstanding that the Building Line Setback (or Building Line) with respect to the lots comprising the Property is indicated to be Sixty (60') feet upon the Plat of Subdivision of The Glen of South Barrington Unit No. 6 as identified in Exhibit A, the Developer hereby declares and covenants that as to each of those lots comprising the Property as described in Exhibit A, the Building Setback Line (or Building Line) shall hereafter be EIGHTY (80') feet determined in the manner set forth in the Village's said Zoning Ordinance as now in effect or as amended from time to time hereafter.

2. This Covenant shall be effective on and from January 1, 1987, shall bind and inure to the benefit of the Developer and the Association, and their respective grantees, successors and assigns, and shall run with the land described in Exhibit A.

IN WITNESS WHEREOF, the Developer has caused this document to be executed by its duly authorized officers as of this first day of January, 1987.

RIDGEWAY ENTERPRISES, INC.

By: *Al Mendicino*
Vice President

ATTEST:

By: *Robert Liza*
Secretary

Prepared by/Return to:
Warren R. Fuller
55 W. Monroe Street - Suite 2350
Chicago, Illinois 60603

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EXHIBIT A

Lots 42, 44, 46, 48, 50 and 52 in The Glen of South Barrington Unit No. 6, being a subdivision of part of the North 1/2 of Section 35, Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

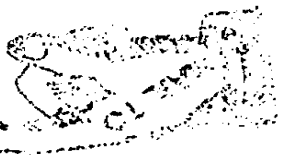
PIN: 01-35-105-001 → Lot 42
01-35-105-003; 01-35-105-021 →
Lot 44 ← 01-35-105-005 → Lot 46
01-35-105-007 → Lot 48
01-35-105-009 → Lot 50
01-35-105-011 → Lot 52

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