

# UNOFFICIAL COPY

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## DECLARATION OF COVENANTS

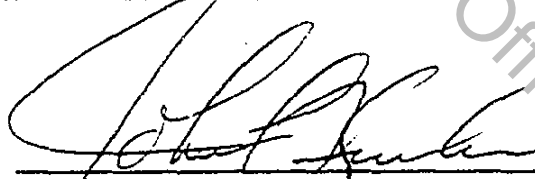
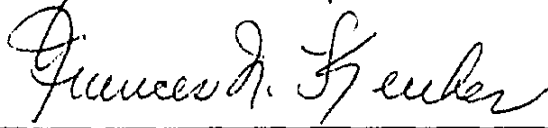
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Recognizing the existence of the Willow Park Property Owners Association, an Illinois Corporation, originally created and established by the developer of the subdivision known as Willow Park, identified by Plat of Survey dated 7/10/70 and Registered as Document No. 2522806 and Plat of Easement registered as Document No. 2522535 of which this property is a part, for the express purpose of repairing and maintaining the streets, parking areas, sidewalks, lawns and areaways, all of which are used in common by the several property owners, and/or their tenants, pursuant to the easements for ingress and egress granted in said Plat of Easements, and, recognizing that all property owners in said subdivision must pay their proportionate share of the costs of the benefits they receive.

IT IS HEREBY COVENANTED AND AGREED that holding title to this parcel of land, the description of which is attached as Exhibit A, requires automatic and mandatory membership in said Association, and the title holder hereof

JOHN L. AND FRANCES N. KEREKES

covenant(s) and agree(s) to pay the monthly assessment as determined by the Board of Directors of said Association from time to time. Unpaid assessments shall constitute a lien against the property, and, at any time after one or more assessments are due and unpaid, the Board of Directors of said Association may file a Notice of Lien with the Registrar of Titles of Cook County, Illinois, and said Registrar is authorized to enter such notice as a memorial on the original Certificate of Title to this parcel.

  
John L. Kerek  
  
Frances N. Kerek

88402386

Box 78

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1/15/2014

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1/15/2014

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STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, Kathleen M. Owen, a Notary Public in and for the county and state aforesaid, do hereby certify that John L. & Frances Kerekas, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of June, 1988.

Kathleen M. Owen  
Notary Public

My Commission Expires:

OFFICIAL SEAL  
KATHLEEN M. OWEN  
Notary Public, State of Illinois  
My Commission Expires 2/24/91

COOK County Clerk's Office

88402386

. DEPT-01 RECORDING \$13.00  
. T#2222 TRAN 6894 09/02/88 10:14:00  
. #9607 # B \*-88-402386  
. COOK COUNTY RECORDER

*13 [Signature]*

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STREET ADDRESS OF PROPERTY: 898 Piper Lane  
Prospect Heights, Illinois

PERMANENT INDEX NO.: Vol. 233 #03-24-200-068-0000

## PARCEL 1:

THE WEST 15.0 FEET OF THE EAST 190.0 FEET OF THE NORTH 15.0 FEET OF THE SOUTH 225.2 FEET AND THE WEST 85.0 FEET OF THE EAST 190.0 FEET OF THE NORTH 35.0 FEET OF THE SOUTH 310.0 FEET AND THE EAST 190.0 FEET OF THE NORTH 60.0 FEET OF THE SOUTH 275.0 FEET AND THE EAST 160.0 FEET OF THE NORTH 42.50 FEET OF THE SOUTH 215.0 FEET AND THE EAST 125.0 FEET OF THE NORTH 15.0 FEET OF THE SOUTH 172.50 FEET AND THE EAST 90.0 FEET OF THE NORTH 10.0 FEET OF THE SOUTH 157.50 FEET, ALL BEING OF THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 226.23 FEET OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24 AND LYING SOUTH OF THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD AND LYING NORTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH

226.23 FEET OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SAID SECTION 24, 1107.90 FEET WEST OF THE CENTER LINE OF MILWAUKEE AVENUE (AS MEASURED ON SAID NORTH LINE); THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTH 226.23 FEET, 215.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 30.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 327.15 FEET TO THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD, ALL IN COOK COUNTY, ILLINOIS

ALSO

## PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THAT PART OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 226.23 FEET NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 24 AND LYING SOUTH OF THE SOUTHERLY LINE OR RELOCATED PALATINE ROAD AND LYING NORTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 226.23 FEET OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 24, 1107.90 FEET WEST OF THE CENTER LINE OF MILWAUKEE AVENUE (AS MEASURED) ON SAID NORTH LINE) THENCE NORTH AT RIGHT ANGLES TO SAID NORTH (NOT SOUTH 22623 FEET 215.0 FEET THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 30.00 FEET, THENCE NORTH AT A TO THE LAST DESCRIBED LINE, 327.15 FEET TO THE SOUTHERLY LINE OR RELOCATED PALATINE ROAD SHOWN AS THE SHADED AREA ON THE PLAT OF EASEMENT DATED JULY 8, 1970 AND RECORDED JULY 10, 1970 AS DOCUMENT NUMBER 21206396 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON SEPTEMBER 22, 1970 DATED JULY 22, 1970 AND RECORDED JULY 22, 1970 AS DOCUMENT NUMBER 21216875 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON SEPTEMBER 23, 1970 AS DOCUMENT LR 252806 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) AND AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1970 AND KNOWN AS TRUST NUMBER 71-80845 TO ALEXANDRA GIOTIS DATED AUGUST 27, 1971 AND RECORDED ON OCTOBER 27, 1971 AS DOCUMENT NUMBER 21687072, ALL IN COOK COUNTY, ILLINOIS

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EXHIBIT A