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COVENANT

The Village of River Forest, a municipal corporation ("Village") and Jetco Properties, Inc., a Delaware corporation ("Jetco") agree that the Tax Increment Financing Redevelopment Plan for the Village, adopted by the Village on December 15, 1986 and reimbursement to Jetco as provided in a certain Contract of Sale and Disposition and Development Agreement dated September 15, 1987 between the Village and Jetco ("the Agreement") are dependant upon the future assessed valuation of the real property legally described in Exhibit A to the Agreement, ("the Tract") which includes the real property legally described in Exhibit A attached hereto, after development as provided in the Agreement. Accordingly, neither Jetco nor its agents, representatives, successors, assigns or transferees in connection with the Tract shall, except as provided herein, initiate, take or perform any acts of attempting to reduce the assessed valuation of all or any portion of the Tract below what has been projected to be the future assessed valuation of the Tract as described under "total equalized assessment valuation" in Exhibit D to the Agreement, during the "Recapture Period" as described in the Agreement. The Village and Jetco agree that the restriction contained herein is a covenant running with the land and shall be binding upon Jetco and its successors, assigns and transferees; provided, however that said covenant shall be null and void upon the expiration of the "Recapture Period" as described in the Agreement. Jetco agrees that during and prior to the "Recapture Period", as described in the Agreement, any sale, conveyance or transfer of

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title to all or any portion of the Tract from and after September 15, 1987 shall be made subject to such covenant and restriction.

Notwithstanding the foregoing, Jetco may take any action to reduce the assessed valuation of the Tract below the projected future assessed valuation of the Tract if the improvements on the Tract have been damaged or destroyed by fire or other casualty or if any building or other structure on the Tract shall be vacant or unoccupied.

VILLAGE OF RIVER FOREST

JETCO PROPERTIES

By Paul L. Schwan
President Pro Tem

By [Signature]
Vice President

Attest [Signature]
Village Clerk

Attest [Signature]
Secretary

Address of property 7553 + 7559 W. Lake St, River Forest
PIN # 15-12-210-009-010-012

[Faint stamp]

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Prepared by and mail to:

F.J. Barnes
8725 W. Higgins Rd.
Chicago IL 60637

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Property of Cook County Clerk's Office

EXHIBIT A

Lots 4, 5, and 6 in P.L. Murphy's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

also

Lot 2 in P.L. Murphy's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded June 14, 1888, as Document Number 969984, in Cook County, Illinois