

89473875

RECORDED
FEE \$12.25
FEB 15 1989
COCK COUNTY RECORDER
89-473875

PARTY WALL DECLARATION

Whereas, the undersigned, Bobbie J. Banks and Dennis E. Dybowski, are the present title holders of the following described real estate, upon which there has been erected a duplex residence:

Lot 23 (Except the North 7.35 Feet thereof) and Lot 24 (Except the North 10.10 Feet thereof) and Lot 25 (except the South 5.00 Feet thereof) and (Except those parts of said lots taken for the Calumet Expressway as per document No. 14985065) in Block 4 in Calumet Subdivision, being a Subdivision in the North West 1/4 of the North West 1/4 of Section 12, Township 36 North, Range 14, East of the Third Principal Meridian, According to the Plat thereof recorded October 1, 1888 as Document 1010746, in Cook County, Illinois.

Commonly known as 279 Stony Island and 281 Stony Island, Calumet City, Illinois 60409.

Whereas, in the construction of said building there is a wall dividing both of said residences; and

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

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

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

2. No persons shall have the right to add to 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.

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3. If it shall become necessary to repair the party wall, the expense of rebuilding the same shall be borne by 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 September 28, 1989.

This declaration shall at all times be construed as a covenant running with the land.

This declaration shall be binding upon the undersigned, their successors, assigns and grantees.

In Witness Whereof, the parties have caused this agreement to be signed this 28th day of September, 1989.

Dennis E. Dybowski (SEAL) Bobbie J. Banks (SEAL)
DENNIS E. DYBOWSKI BOBBIE J. BANKS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that DENNIS E. DYBOWSKI and BOBBIE J. PANKS personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day 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 official seal, this 28th day of September, 1989.



Eileen Schwaller
NOTARY PUBLIC

Mail To: George M. Petrich, Attorney
13402 S. Baltimore Avenue
Chicago, IL 60633



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12 Mail

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