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DECLARATION OF EASEMENTS, COVENANTS,
AND RESTRICTIONS

THIS DECLARATION made this 11 day of May, 1989 by LA SALLE NATIONAL BANK, not personally but as Trustee under Trust Agreement dated November 6, 1987 and known as Trust No. 112819, hereinafter referred to as "DECLARANT".

WITNESSETH:

WHEREAS, DECLARANT is the record title holder in and to certain parcels of real estate located in the Village of Burr Ridge, County of Cook, State of Illinois, which parcels of real estate are hereinafter described as follows:

Lots 1, 2 and 3 in Burr Ridge Market Resubdivision of Lots 4, 5 and vacated Emro Drive in Burr Ridge Park Unit 2 as recorded March 19, 1985 as Document 27479283 in the West 1/2 of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded April 18, 1989 as Document Number 89171549, in Cook County, Illinois ("the Property"); and

WHEREAS, DECLARANT intends to provide for mutual and reciprocal non-exclusive rights for ingress, egress and parking over, along, and upon those portions of the Property as are hereinafter developed for such purpose all as more fully hereinafter set forth.

NOW THEREFORE, in consideration of the covenants and conditions hereinafter set forth and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, DECLARANT does hereby grant and create a perpetual non-exclusive easement for ingress, egress and parking over, along and upon that portion of Property upon which drive-ways, walk-ways and parking areas are now or hereinafter constructed.

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1. It is further understood that any present or future owner, purchaser, mortgagee, tenant or invitee who might acquire an interest in any or all of the Property shall at all times enjoy the benefits of the rights, privileges and uses herein set forth and shall hold its respective interest or interests subject to the burdens or restrictions provided for herein.

2. It is understood that no owner of all or any part of the Property by either act or omission shall do or refrain from doing any act the effect of which will impair the function and/or purpose of the drive-ways, walk-ways or parking areas now or hereafter constructed on the Property.

3. This Declaration shall remain in full force and effect with respect to the Property until extinguished or cancelled by the record title holders thereof.

4. Notwithstanding anything to the contrary herein contained, it is understood that the rights granted hereunder shall be deemed limited to those walk-ways, drive-ways and parking areas now or hereafter established on any portion of the Property and shall not extend to any other portions of the Property which are not so developed for such purposes.

5. Any grantee of any owner, of all or a portion of the Property, accepts title to same subject to all of the restrictions, conditions, covenants, reservations, or liens created or reserved by this instrument, and all rights, benefits, privileges, and licenses of every character hereby guaranteed, created, reserved and taken, are covenants running with the land and shall bind any person having at any time any interest or estate in the Property as though the provisions of this Declaration were restated and stipulated in full in any deed of conveyance or instrument of mortgage. The rights, privileges, and powers herein contained shall be assignable to and inure to the benefit of the successors and

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RIDER ATTACHED TO AND MADE A PART OF DOCUMENT
DATED MAY 4 1987 UNDER TRUST NO. 102 PL 9

This instrument is executed by LaSALLE NATIONAL BANK, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LaSALLE NATIONAL BANK are undertaken by it solely as Trustee as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LaSALLE NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

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with respect to the Property hereby consents to and subordinates its interest to the terms and conditions of the within Declaration.

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO,

BY: Terry D. Seeger

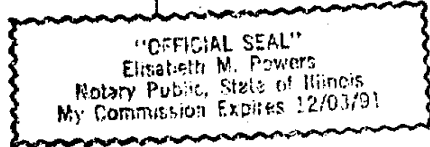
ATTEST: James E. Phillips
Asst Secretary

Property

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Elizabeth M. Powers, a Notary Public in and for said County and State aforesaid do hereby certify that Terry D. Seeger, Assistant Vice President of American National Bank & Trust Company of Chicago and James E. Phillips, Assistant Secretary of said Bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes thereon set forth.

Given under my hand and Notarial Seal this 11 day of May, 1989.



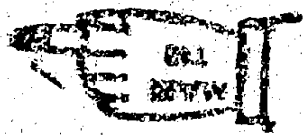
Elizabeth M. Powers
NOTARY PUBLIC

Permanent Real Estate Index No: 18-30-301-002

Property Commonly Known as: Burr Ridge Market Center
Burr Ridge, Illinois

MAIL TO:
THIS INSTRUMENT PREPARED BY:

LAWRENCE M. FREEDMAN, ESQ.
ASN, ANCS, FREEDMAN & LOGAN
77 West Washington Street
Suite 1212
Chicago, Illinois 60602
(312) 348-3390



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EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1, 2 and 3 in Burr Ridge Market Resubdivision of Lots 4, 5 and vacated Emro Drive in Burr Ridge Park Unit 2 as recorded March 19, 1985 as Document 27479283 in the West 1/2 of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded April 18, 1989 as Document Number 89171549, in Cook County, Illinois.

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COOK COUNTY RECORDER

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