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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COOK COUNTY, ILLINOIS

This Declaration is made this 22 day of August, 1991, by Andrew M. Martin and Lauralee E. Martin, hereinafter called the Declarants.

Whereas Declarants are the owners of the real property described on Exhibit "A", and

Whereas Declarant are desirous of subjecting said real property to the conditions, covenants, restrictions, and reservations hereinafter set forth, and,

Now therefore, Declarants hereby declare that the real property described in Exhibit "A" shall be held, transferred, sold, conveyed or otherwise disposed of subject to the provisions contained below:

1- Duration

The provisions of this Declaration are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 99 years from the date of this Declaration.

2- Standing

If the owner of any lot which is the subject of this Declaration, or an owner's heirs, executors, administrators, grantees or trustee in bankruptcy shall violate or attempt to violate any of the provisions contained in this Declaration, then it shall be lawful for for Declarants or the title holders of the adjoining property to the west described in in Exhibit "A" as parcel 2, to bring suit in law or in equity to prevent him from doing so and or to recover damages for such violation and to enforce all the provisions of this Declaration. All remedies shall be cumulative and nonexclusive of any other remedy; the prosecution of any remedy shall not be deemed any election of remedies. Further violation of any of these covenants and restrictions shall result in a reverter of the property to the Declarants.

3- Non-waiver

No open violation of the provisions of this Declaration shall be deemed to release any of the parties from their obligations under these provisions by reason of said violations.

4- Severability

Invalidation or removal of any of the provisions of this Declaration by decision of any court of competent jurisdiction shall in no way affect any of the other provisions and theses shall remain in full force and effect.

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5- Permitted uses

The property shall be used for a private, single residence only and no more than one dwelling shall be permitted on said lot. A garage structure shall also be permitted. The lot shall not be further subdivided into smaller lots

6- Easements

The lot is further subject to all easements of record recorded with the Recorded of Deeds of Cook County, Illinois.

Where the Declarants have executed this Declaration of Covenants, Conditions and Restrictions intending to subject the property to same this 22nd day of August, 1991.

Andrew M. Martin
Lauralee E. Martin

Prepared by: Alan Shultz 13 Green Bay Road, Winnetka, Illinois 60093

common address: 144 Greenwood, Evanston, Illinois

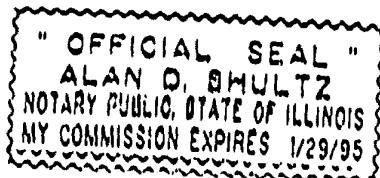
PTI# 11-18-421-022

State of Illinois
County of Cook

I, the undersigned notary for the aforesaid State and County do hereby certify that Andrew M. Martin and Lauralee E. Martin, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given my hand and notary seal this 22 day of August, 1991.

Alan D. Shultz



BOX 169

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Exhibit A

Subject parcel:

LOT 2 IN LAURALEE'S RESUBDIVISION OF LOT 1 IN STEPHAN'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH 267 FEET OF BLOCK 73 IN EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1991 AS DOCUMENT 91413284, IN COOK COUNTY, ILLINOIS.

Parcel 2

LOT 1 IN LAURALEE'S RESUBDIVISION OF LOT 1 IN STEPHAN'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH 267 FEET OF BLOCK 73 IN EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1991 AS DOCUMENT 91413284, IN COOK COUNTY, ILLINOIS.

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Return to: Alan Shultz
18 Green Bay Rd.
Winnetka, Ill.
60093

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