

# UNOFFICIAL COPY

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## DECLARATION OF COVENANTS RUNNING WITH THE LAND

92034292

For valuable consideration, the receipt and sufficiency whereof is expressly and irrevocably acknowledged by Declarant, Inverness Development, Inc. ("Declarant") being the owner in fee simple of all of the lots in the Woods of Bartlett Subdivision, legally described as follows:

THE WOODS OF BARTLETT FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT OF SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1989, AS DOCUMENT 89508616 IN COOK COUNTY, ILLINOIS

P.I.N.'S: 06-27-309-006, 06-27-309-001, 06-27-309-007, 06-27-309-002, 06-27-310-001, 06-34-106-003, 06-34-106-014, 06-34-106-003, 06-27-309-010, 06-27-309-005.

("the Woods of Bartlett") hereby covenants and agrees with the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and declares as follows:

The owner or purchaser of any lot in the Woods of Bartlett shall be required to install a concrete or bituminous concrete (asphalt) driveway approach 18 feet in width running from the edge of pavement of the public street on which such lot is located to the nearest property line of such lot as a condition precedent to the occupancy of any building constructed on such lot, and shall be required to post a performance and payment bond at the time of issuance of the building permit for any structure to be constructed on such lot to assure the completion of such driveway approach, and shall comply with any other requirements of the Village of Bartlett in this regard.

The foregoing covenant shall be a covenant running with the land binding upon all future owners of lots in the Woods of Bartlett.

In Witness Whereof Declarant has caused this Declaration to be signed and sealed pursuant to a resolution duly adopted by its Board of Directors this 13th day of January 1992.

Inverness Development, Inc.

By: Warren McElwain  
Warren McElwain, President

Attest:

Tammy L. Ritchie  
Tammy L. Ritchie, Secretary

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COOK COUNTY RECORDER

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STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Warren McElwain and Tammy L. Ritchie, personally known to me to be the President and Secretary, respectively, of Inverness Development, Inc., and personally known to me to be the same persons whose names are subscribed to the foregoing Declaration as such President and Secretary, personally appeared before me and acknowledged that they signed and attested the foregoing Declaration as their free and voluntary act, and as the free and voluntary act of Inverness Development, Inc., and that the said Secretary did affix the corporate seal of the said corporation to the foregoing Declaration, this 13<sup>th</sup> day of January, 1992.



*Mary A. Schwerd*  
\_\_\_\_\_  
Notary Public

Prepared by: Russell McElwain  
1642 Colonial Parkway  
Inverness, Illinois, 60067

Mail To: Village of Bartlett  
278 South Main Street  
Bartlett, Illinois, 60103

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