

# UNOFFICIAL COPY

## PARTY WALL AGREEMENT

Whereas, the undersigned, Jayantilal M. Patel and Lalita J. Patel and Homer Lathrop and Sandra Lathrop, are the present title holders of the real estate commonly known as 263 Dover Lane, Des Plaines, Illinois and 261 Dover Lane, Des Plaines, Illinois, respectively and legally described as attached as Exhibit "A", upon which there has been erected a duplex residence.

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, for the purpose of recording their intentions, the undersigned hereby state:

1. Said dividing wall shall be a party wall of 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 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.

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

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

5. 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 19 day of MAY, 1992.

Jayantilal M. Patel  
Jayantilal M. Patel

Homer Lathrop  
Homer Lathrop

Lalita J. Patel  
Lalita J. Patel

Sandra Lathrop  
Sandra Lathrop



ARTHUR R. ALLAN  
870 E. HIGGINS #144  
SCHAMBOURG, FL. 60173

Handwritten initials/signature

JS 167848

DEPT 01: RECORDING 125.50  
105555 TRIM 7950 06/05/92 12.04.00  
119302 # \*--92--3981076  
COUNTY RECORDS

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of

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9 2 3 7 5 1 9

261 DOVER LANE, DES PLAINES, ILLINOIS

**PARCEL 1:**

THAT PART OF LOT 1 OF ZENON'S CAPITOL HILL SUBDIVISION UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, SOUTH 1 DEGREE 39 MINUTES 26 SECONDS EAST A DISTANCE OF 6.00 FEET; THENCE SOUTH 49 DEGREES 12 MINUTES 24 SECONDS WEST A DISTANCE OF 130.21 FEET TO A POINT ON THE WEST LINE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST A DISTANCE OF 83.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; (ALL DESCRIBED AS PARCEL 1):

ALSO

**PARCEL 2:**

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTCHED DATED AUGUST 14, 1962 AND RECORDED SEPTEMBER 5, 1962 AS DOCUMENT 18581837 MADE BY D.S. BUILDING CORP., AN ILLINOIS CORPORATION, AND ALSO CONTAINED IN DOCUMENT 18571392 AND IN DOCUMENT 18553110; AND IN DECLARATION RECORDED NOVEMBER 29, 1962 IN DOCUMENT 18658178, AND AS CREATED BY THE DEED FROM D.S.P. BUILDING CORP., AN ILLINOIS CORPOARTION, TO BETH ANN MARKS DATED MAY 15, 1967 AND RECORDED JUNE 12, 1967 AS DOCUMENT 20163702.

08-24-402-059

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The land referred to in this commitment is described as follows:  
263 Tower Lane, Des Plaines, Illinois 60018

## PARCEL 1:

THAT PART OF LOT 1 OF ZEMON'S CAPITOL HILL SUBDIVISION UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, BEING 6.00 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, 1 DEGREES 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 101.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID WEST LINE, NORTH 1 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 0.81 FEET; THENCE NORTH 49 DEGREES 12 MINUTES 24 SECONDS, A DISTANCE OF 130.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO

## PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED AUGUST 14, 1962, AND RECORDED SEPTEMBER 5, 1962, AS DOCUMENT NUMBER 18581337 MADE BY D.S.P. BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND ALSO CONTAINED IN DOCUMENT NUMBER 18571392 AND IN DOCUMENT NUMBER 18553110 AND IN DECLARATION RECORDED NOVEMBER 29, 1962, AS DOCUMENT NUMBER 18658178; AND CREATED BY THE DEED FROM D.S.P. BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO BETH ANN MARKS DATED MAY 15, 1967, AND RECORDED JUNE 12, 1967, AS DOCUMENT NUMBER 20163701; FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND CROSS THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 1; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID LOT 1, SOUTH 1 DEGREES 39 MINUTES 26 SECONDS, A DISTANCE OF 255.73 FEET TO THE SOUTH WEST CORNER OF SAID LOT 1; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 1 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 47.25 FEET; THENCE NORTH 28 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 1 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 31 DEGREES 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 40 FEET; THENCE NORTH 1 DEGREES 38 MINUTES 26 SECONDS WEST, A DISTANCE OF 45 FEET TO A POINT IN THE NORTH LINE OF LOT 1; THENCE WESTWARD ALONG THE SAID NORTH LINE, AN ARC DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) OF ZEMON'S CAPITOL HILL SUBDIVISION, UNIT NUMBER 9 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

05-24-403-060

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