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PARTY WALL DECLARATION

THIS PARTY WALL DECLARATION, made this ^{19th} day of December, 1993, by THE ENVIRONS GROUP INC., an Illinois Corporation, of 806 Fair Oaks, Oak Park, Illinois, (hereinafter referred to as "Declarant").

WHEREAS, the Declarant holds fee simple title to real estate situated in the City of Chicago, County of Cook, State of Illinois, and described, respectively, as Parcels 1, 2, 3, 4, and 5 on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, Declarant desires to provide for the future establishment of dividing walls which shall straddle the Boundary Lines. One shall stand equally upon Parcel 1 and upon Parcel 2, one shall stand equally upon Parcel 2 and upon Parcel 3, one shall stand equally upon Parcel 3 and upon Parcel 4, and one shall stand equally upon Parcel 4 and upon Parcel 5.

NOW, THEREFORE, the Declarant does hereby declare that the following rights, obligations, easements, covenants, burdens, uses and privileges shall exist at such times, in the manner and to the extent hereinafter set forth.

1. PARTY WALL Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate parcels shall constitute and be a "Party Wall", and the Owner of a Parcel immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

2. RIGHTS IN PARTY WALL Each Owner of a parcel, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein serving its parcel and all replacements thereof. Each Owner shall have the right to paint, decorate, clean and perform other similar activities on the interior surface of the Party Wall facing its respective parcel. Neither Owner may use the top of the Party Wall to the exclusion of the other party.

3. REPAIRS TO PARTY WALL

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Parcel which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family whether such act is willful, negligent or accidental, such owner shall forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Parcel.

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(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Parcel which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, or any Party Wall needing normal maintenance or repair, shall be rebuilt or repaired by the Owners of the adjacent parcels to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonable possible.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to this Declaration, to perform the necessary repair or rebuilding, then, the adjacent Owner may cause such repairs or rebuilding to be performed in the manner as provided in this Declaration and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Parcel.

4. CHANGE IN PARTY WALL Any Owner of a Parcel who proposes to modify, rebuild, repair or make additions to any structure upon his Parcel in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent parcel.

5. AMENDMENT and TERMINATION All of the covenants, agreements, rights, duties, interests and benefits created hereby or contained herein may be terminated or amended, in whole or in part, only by an instrument executed by Owners of adjacent parcels or their respective successors in interest to the Parcels in question.

6. BINDING EFFECT This Declaration and all of the rights, obligations, easements, covenants, burdens, uses and privileges contained herein are appurtenant to the Parcels described herein, shall run with the land and shall bind and inure to the benefit of the Owners of the parcels and their respective representatives, heirs, successors and assigns.

7. APPLICABLE LAW This Declaration shall be governed by the laws of the State of Illinois. If any of the provisions contained herein shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not in any event affect any of the other provisions contained herein and such other provisions shall be valid and enforceable to the fullest extent permitted by law.

8. If any Party incurs any costs, fees or expenses, including but not limited to attorney's fees and expenses, in bringing an action or defending an action under this agreement, the parties agree that the prevailing party in such an action shall be entitled to recover all such reasonable costs, fees and expenses, from the non-prevailing party or parties who shall be liable (jointly and severally in the case of more than one such party) therefor.

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IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on its behalf and its corporate seal to be affixed hereto as of the date and year first above written.

The Environs Group, Inc.

by

Kenneth F. Brinkman, Jr.
Kenneth F. Brinkman, Jr.
President and Secretary

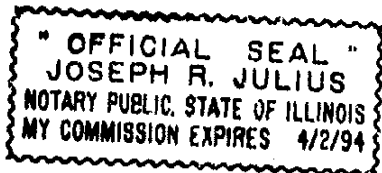
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Kenneth F. Brinkman, President and secretary of THE ENVIRONS GROUP, INC. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth; and that he then and there acknowledge that he, as custodian of the seal of said corporation, did affix the seal to the foregoing instrument as his free and voluntary and the free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 1993.

Commission expires 4-2 1994
Joseph R. Julius
Notary Public

This instrument was prepared by Joseph R. Julius, 116 S. Arlington Heights Road, Arlington Heights, Illinois



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COOK COUNTY RECORDER

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EXHIBIT A LEGAL DESCRIPTIONS

PARCEL 1 BLDG. 1022

THE WEST 30.33 FEET OF LOTS 10, 11 AND 12 TAKEN AS A TRACT ALL IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 6 IN LAFLIN, SMITH AND DYER'S SUBDIVISION, OF THE NORTH EAST QUARTER (EXCEPT 1 28/100 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1022 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 2 BLDG. 1020

THE EAST 22.17 FEET OF THE WEST 52.50 FEET OF LOTS 10, 11 AND 12 TAKEN AS A TRACT IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 6 IN LAFLIN, SMITH AND DYER'S SUBDIVISION, OF THE NORTH EAST QUARTER (EXCEPT 1 28/100 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1020 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 3 BLDG. 1018

THE EAST 22.29 FEET OF THE WEST 49.9 FEET OF LOTS 10, 11 AND 12 TAKEN AS A TRACT IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 6 IN LAFLIN, SMITH AND DYER'S SUBDIVISION, OF THE NORTH EAST QUARTER (EXCEPT 1 28/100 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1018 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 4 BLDG. 1016

THE EAST 22.33 FEET OF THE WEST 97.12 FEET OF LOTS 10, 11, AND 12 TAKEN AS A TRACT ALL IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 6 IN LAFLIN, SMITH AND DYER'S SUBDIVISION, OF THE NORTH EAST QUARTER (EXCEPT 1 28/100 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1016 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 5 BLDG. 1014

LOTS 10, 11 AND 12 TAKEN AS A TRACT (EXCEPT THE WEST 97.12 FEET THEREFORE) ALL IN BLOCK 1, IN THE SUBDIVISION OF BLOCK 6 IN LAFLIN, SMITH AND DYER'S SUBDIVISION, OF THE NORTH EAST QUARTER (EXCEPT 1 28/100 ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1014 WEST GRACE, CHICAGO, ILLINOIS

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