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DECLARATION OF RESTRICTIONS, EASEMENTS AND MAINTENANCE AGREEMENT FOR COMMON SEWER

THIS DECLARATION, made this ~~12th~~ ^{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, the Declarant desires to create and maintain certain restrictions and easements for purposes of constructing, repairing, maintaining and operating a storm sewer between the above described adjoining properties for the benefit of each parcel.

NOW THEREFORE the Declarant declares as follows:

1. An easement for the purposes of constructing, repairing, maintaining and operating a storm sewer is declared by the Declarant in favor of Parcel 1 over those sections of parcels 2, 3, 4, and 5 which is legally described on Exhibit "B" attached hereto and incorporated herein.

2. An easement for the purposes of constructing, repairing, maintaining and operating a storm sewer is declared by the Declarant in favor of Parcel 2 over those sections of parcels 1, 3, 4, and 5 which is legally described on Exhibit "C" attached hereto and incorporated herein.

3. An easement for the purposes of constructing, repairing, maintaining and operating a storm sewer is declared by the Declarant in favor of Parcel 3 over those sections of parcels 1, 2, 4, and 5 which is legally described on Exhibit "D" attached hereto and incorporated herein.

4. An easement for the purposes of constructing, repairing, maintaining and operating a storm sewer is declared by the Declarant in favor of Parcel 4 over those sections of parcels 1, 2, 3, and 5 which is legally described on Exhibit "E" attached hereto and incorporated herein.

5. An easement for the purposes of constructing, repairing, maintaining and operating a storm sewer is declared by the Declarant in favor of Parcel 5 over those sections of parcels 1, 2, 3, and 4 which is legally described on Exhibit "F" attached hereto and incorporated herein.

6. Any person or persons doing or causing any work to be done upon such easement way shall cause such area to be restored

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substantially to the condition existing immediately before the doing of such work.

7. Except as stated in paragraph 10 below, the owners of parcels 1, 2, 3, 4, and 5 shall bear equally the cost of operating, repairing, and maintaining of said sewer line and each of them agree to make such repairs from time to time. In the event there is a failure to unanimously agree to take any action under this agreement, action will only be taken upon three of the five unit owners agreeing in writing to take the proposed action. In the event of the failure of any owner to make payment of the sum so due hereunder, the remaining owners making such repairs and paying therefor shall have the right of recovery of the proportionate amount thereof due from the other party.

In the event, however, that any owner, directly or through their respective agents, servants, invitees or licensees shall as a result of extraordinary use, intentional acts or negligent conduct, damage any portion of the common sewer line, such owner causing same directly or through such invitees, licensees, agents or servants shall promptly cause necessary repairs to be made and shall solely bear the cost of repairing such damage.

8. The easements, covenants, and restrictions contained herein shall run with the land, and shall be binding upon and shall inure to the benefit and use of the owners of Parcel 1, 2, 3, 4, and 5 described above, their heirs, administrators, executors, successors and assigns.

9. The purpose of the above described easements is to create a common storm sewer for the benefit of Parcels 1, 2, 3, 4, and 5.

10. The owners of parcels 1, 2, 3, 4 and 5 shall be jointly responsible for constructing and maintaining the common parts of the storm sewer. Common parts shall be defined as any and all parts of the sewer from the point of its hook up to the municipal sewer line to its termination on any of the parcels. However, from the point at which an individual parcel's sewer line connects to the main sewer line (commonly referred to as a lateral connection), and continuing in said individual parcel, said sewer line shall be the sole property of the owner of the individual parcel and constructing and maintaining said portion of the sewer line shall be the sole responsibility and sole cost of the owner of that individual parcel.

11. If any Party incurs any costs, fees or expenses, including but not limited to attorney's fees and expenses, in collecting any monies due 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

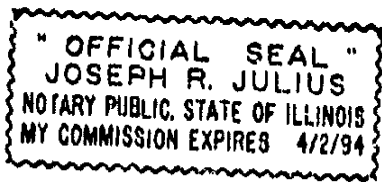
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

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 4-1 1994 Joseph R. Julius
Notary Public

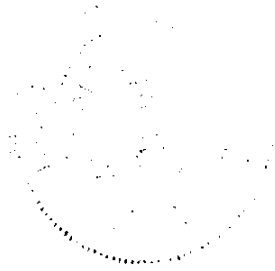
This instrument was prepared by Joseph R. Julius, 116 S. Arlington Heights Road, Arlington Heights, Illinois



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DECLARATION OF RESTRICTIONS, EASEMENTS, AND MAINTENANCE AGREEMENT FOR COMMON SEWER EXHIBIT A

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 74.79 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 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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DECLARATION OF RESTRICTIONS, EASEMENTS, AND MAINTENANCE AGREEMENT FOR COMMON SEWER EXHIBIT B

EASEMENTS FOR PARCEL 1

THE NORTHERLY 15 FEET OF THE FOLLOWING PARCELS

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.

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COMMONLY KNOWN AS 1014 WEST GRACE, CHICAGO, ILLINOIS

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DECLARATION OF RESTRICTIONS, EASEMENTS, AND MAINTENANCE AGREEMENT FOR COMMON SEWER EXHIBIT C

EASEMENTS FOR PARCEL 2

THE NORTHERLY 15 FEET OF THE FOLLOWING PARCELS

Parcel 2 Building 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 3 BLDG. 1018

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PARCEL 4 BLDG. 1016

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COMMONLY KNOWN AS 1016 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 5 BLDG. 1014

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COMMONLY KNOWN AS 1014 WEST GRACE, CHICAGO, ILLINOIS

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DECLARATION OF RESTRICTIONS, EASEMENTS, AND
MAINTENANCE AGREEMENT FOR
COMMON SEWER
EXHIBIT D

EASEMENTS FOR PARCEL 3
THE NORTHERLY 15 FEET OF THE FOLLOWING PARCELS

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

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COMMONLY KNOWN AS 1020 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 4 BLDG. 1016

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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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DECLARATION OF RESTRICTIONS, EASEMENTS, AND MAINTENANCE AGREEMENT FOR COMMON SEWER EXHIBIT E

EASEMENTS FOR PARCEL 4
THE NORTHERLY 15 FEET OF THE FOLLOWING PARCELS

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.

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COMMONLY KNOWN AS 1020 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 3 BLDG. 1018

THE EAST 22.29 FEET OF THE WEST 44.79 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 1018 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 5 BLDG. 1014

LOTS 10, 11 AND 12 TAKEN AS A TRACT (EXCEPT THE WEST 27.12 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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DECLARATION OF RESTRICTIONS, EASEMENTS, AND MAINTENANCE AGREEMENT FOR COMMON SEWER EXHIBIT F

EASEMENTS FOR PARCEL 5
THE NORTHERLY 15 FEET OF THE FOLLOWING PARCELS

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.

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PARCEL 2 BLDG. 1020

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COMMONLY KNOWN AS 1018 WEST GRACE, CHICAGO, ILLINOIS

PARCEL 4 BLDG. 1016

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COMMONLY KNOWN AS 1016 WEST GRACE, CHICAGO, ILLINOIS

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