

# UNOFFICIAL COPY

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COOK COUNTY, ILLINOIS  
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94 MAR 17 AM 10: 52

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## DECLARATION OF RESTRICTIVE COVENANT

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Jr

The undersigned, Stephen V. Camp, Laura Camp and Richard Sefcik, owners in fee simple of the following described real estate lying in the Village of Arlington Heights, County of Cook, and State of Illinois, legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

HEREBY jointly make the following declarations as to limitations, restrictions and uses to which the said real estate may be put and hereby specify that said declarations shall constitute a covenant to run with the land and shall be binding on all parties hereafter acquiring any right, title or interest in and to said real estate or any part thereof, and in limitation upon all future owners, their heirs, executors, administrators, or assigns who will not ever use or allow said property to be used for a veterinary hospital, for the practice of veterinary medicine, or as a boarding kennel.

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ENCLOSURE

ENCLOSURE

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2. The covenant contained hereinabove shall attach to and run with the land and it shall be lawful for the grantors, or any one of them, to institute or prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate the same.

3. This covenant may be revoked or terminated upon the recording of a revocation of this covenant executed by Stephen V. Camp, Laura Camp and Richard Sefcik, or any one of them.

Stephen V. Camp  
Stephen V. Camp

Laura Camp  
Laura Camp

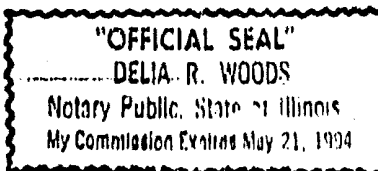
Richard Sefcik  
Richard Sefcik

STATE OF ILLINOIS )  
                                  )    SS  
COUNTY OF COOK    )

I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY, that Stephen V. Camp, Laura Camp and Richard Sefcik, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16<sup>th</sup> day of March, 1994. My commission expires: May 21, 1994

Delia R. Woods  
Notary Public



**BOX 333**

This instrument was prepared by:  
Myron E. Greenbaum, 79 W. Monroe, Suite 912, Chicago, Illinois 60603

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11/15/2011

SEE ADD

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
**UNOFFICIAL COPY**  
SCHEDULE A (CONTINUED) 9 8 3

ORDER NO.: 1401 007498535 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5 IN BARNES FARM IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 5, BEING THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, WITH THE NORTH LINE OF SAID SECTION 16; THENCE NORTH 89 DEGREES 44 MINUTES AND 21 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 190.00 FEET TO A POINT; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST AND PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, FOR A DISTANCE OF 75.16 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AFORESAID, FOR A DISTANCE OF 96.53 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET, FOR A DISTANCE OF 57.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 4 DEGREES 23 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 50.98 FEET TO A POINT, SAID POINT BEING IN A LINE PARALLEL TO AND 163.11 FEET SOUTH OF (164.00 FEET AS MEASURED ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AFORESAID; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 25 MINUTES 59 SECONDS EAST PARALLEL WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, FOR A DISTANCE OF 88.84 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS

PIN: 08-16-200-024  
1900 South Arlington Heights Road  
Arlington Heights, IL 60005

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Secured Party may, at its option, notify any tenants or other parties of the existence of this Assignment of Rents and Leases.

The remedies of Secured Party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any of the other remedies of Secured Party so long as any obligation under the Loan Documents remains unsatisfied.

All rights of Secured Party hereunder shall inure to the benefit of its successors and assigns, and all obligations of Assignor shall bind its successors and assigns. All rights of Secured Party in, to and under this Assignment of Rents and Leases and in and to the collateral security provided hereby shall pass to and may be exercised by any assignee thereof. Assignor agrees that if Secured Party gives notice to Assignor of an assignment of said rights, upon such notice the liability of Assignor to the assignee shall be immediate and absolute. Assignor will not set up any claim against the original or any intervening Secured Party as a defense, counterclaim or set off to any action brought by any such assignee for any amounts due hereunder or for possession of or the exercise of rights with respect to the collateral security provided hereby.

Assignor and Secured Party acknowledge the intent of Assignor to develop the Premises by constructing condominium units for sale to the general public. In connection with such intent, so long as there is no Event of Default, as defined in the Mortgage, this Assignment is and shall be expressly subordinate to any future first mortgage for construction financing or any first mortgage for permanent financing replacing such construction financing.

All notices, demands and requests given hereunder shall be in writing. All such notices, demands and requests by Secured Party to Assignor shall be deemed to have been properly given if served in person or if sent by United States registered or certified mail, postage prepaid, addressed to Assignor at:

Purchaser: Burr Ridge Associates  
c/o The James Companies  
1535 Lake Cook Road, Suite 302  
Northbrook, Illinois 60062  
Attention: Warren A. James, President  
E-Burr Ridge  
Associates, Inc.

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2025/01/28 10:00 AM



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With a copy to: Sam Lanoff or John Jackson  
Morgan, Lanoff, Denniston and  
Madigan, Ltd.  
Two North LaSalle Street, Suite 1808  
Chicago, Illinois 60602

or to such other address as the party to be addressed may from time to time designate by written notice to Secured Party given as herein required. All notices, demands and requests by Assignor to Secured Party shall be deemed to have been properly given if served in person or if sent by United States registered or certified mail, postage prepaid, addressed to Secured Party at:

Metropolitan Life Insurance Company  
One Madison Avenue  
New York, New York 10010  
Attention: Senior Vice President  
Real Estate Investments

and:

Metropolitan Life Insurance Company  
2001 Spring Road, Suite 400  
Oak Brook, Illinois 60521-1813  
Attention: Vice President  
Real Estate Investments

or to such other address as Secured Party may from time to time designate by written notice to Assignor given as herein required. Notices, demands and requests given by mail in the manner aforesaid shall be deemed sufficiently served or given for all purposes hereunder three (3) days after the time such notice, demand or request shall be deposited in the mails.

IN WITNESS WHEREOF, the undersigned have executed this Assignment on the day and year first above written.

BURR RIDGE ASSOCIATES,  
an Illinois general partnership

By: E-Burr Ridge Associates, Inc.  
Its: General Partner

By: *E. J. [Signature]*  
Its: *[Signature]*

By: K-Burr Ridge Associates, Inc.  
Its: General Partner

By: *[Signature]*  
Its: *[Signature]*

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, Edward R. James, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Edward R. James, Chairman of E. Burr Ridge Associates, Inc., a general partner of Burr Ridge Associates, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 10<sup>th</sup> day of March, 1994.

[Signature]  
Notary Public

My Commission Expires:

1/20/96

(SEAL)

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, Edward R. James, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kenneth J. James, President of K-Burr Ridge Associates, Inc., an Illinois corporation, a general partner of Burr Ridge Associates, an Illinois general partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 10<sup>th</sup> day of March, 1994.

[Signature]  
Notary Public

My Commission Expires:

1/20/96

(SEAL)

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THIS INSTRUMENT WAS PREPARED BY  
and after recording should be  
returned to:

Steven C. Karp, Esq.  
Associate Counsel  
Metropolitan Life Insurance Company  
2001 Spring Road, Suite 400  
Oak Brook, IL 60521

The Permanent Real Estate Index Number(s) for the Mortgaged  
Property is (are):

84/18-10-300-017

The address for the Mortgaged Property is (are):

79th Street and Burr Oak Lane  
Burr Ridge, Illinois

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**BOX 333**

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11/18/2011

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Legal Description

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 50.00 FEET TO THE NORTH LINE OF 79TH STREET, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF SAID SECTION 30; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 1528.95 FEET TO A POINT FOR A PLACE OF BEGINNING;

THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, 144.75 FEET;

" SOUTH 00 " 06 " 00 " EAST, 14.20 " ;

" SOUTH 89 " 54 " 00 " WEST, 265.34 "

TO THE EASTERLY LINE OF CHASEMOOR DRIVE ACCORDING TO THE PLAT OF DEDICATION RECORDED NOVEMBER 18, 1988 AS DOCUMENT NO. 88534432; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID CHASEMOOR DRIVE, BEING A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 237.00 FEET, AN ARC DISTANCE OF 446.45 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 52 DEGREES 45 MINUTES 28 SECONDS WEST, 381.22 FEET); THENCE SOUTH 72 DEGREES 20 MINUTES 59 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID CHASEMOOR DRIVE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 89.50 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN DEARBORN RESUBDIVISION, ACCORDING TO THE PLAT RECORDED JANUARY 30, 1987 AS DOCUMENT NO. 87060824; THENCE NORTH 33 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 1 AND 2 IN SAID DEARBORN RESUBDIVISION, 400.05 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 47 DEGREES 16 MINUTES 29 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LOT 1 IN SAID DEARBORN RESUBDIVISION AND ALONG THE SOUTHEASTERLY LINE OF LOT 1 IN BURR RIDGE PARK UNIT 3, BEING A SUBDIVISION ACCORDING TO THE PLAT RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479287, 457.33 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF LOT 1 IN SAID BURR RIDGE PARK UNIT 3; THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LAST DESCRIBED LOT 1, 241.50 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 833.55 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 50.00 FEET TO THE NORTH LINE OF 79TH STREET, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF SAID SECTION 30; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 1333.78 FEET TO A POINT FOR A PLACE OF BEGINNING;

THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS WEST, 132.50 FEET;

" NORTH 00 " 06 " 00 " WEST, 67.38 " ;

" NORTH 89 " 54 " 00 " EAST, 132.50 "

TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 30, 67.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 446,511 SQUARE FEET OR 10.250 ACRES.

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2011-11-11