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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHEESLEY SUBDIVISION

DEPT-01 RECORDING 027.50
T40004 TRAN 6935 03/09/95 11117100
08697 LF * 95-303702
COOK COUNTY RECORDER

This Declaration is made this ninth day of March, 1995 by Jay M. Sheesley and Margot A. Sheesley, as trustees under trust agreement dated November 3, 1981 and known as THE ADELE KADE SHEESLEY TRUST, hereinafter referred to as the "Trustees."

RECITALS

- Trustees are the owners of the real property located in the Village of Glencoe, Cook County, Illinois, which is hereinafter referred to as the "Subdivision Property", and is legally described as follows:

Sheesley Subdivision, being a subdivision of Lot 4 in Ruben & Orb's Subdivision of Part of Fractional Section 8, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Glencoe, Cook County, Illinois, as shown in the Plat of Subdivision recorded concurrently herewith on May 9, 1995, as Document Number 95-03-017-0000
~~05-03-016-0000, 05-03-017-0000, 05-03-018-0000, 05-03-019-0000~~

- The Trustees have entered into a Subdivision Agreement with the Village of Glencoe, dated March 9, 1995, hereinafter referred to as the "Subdivision Agreement."
- The Subdivision Agreement has attached thereto plans and specifications prepared by Manhard Consulting, Ltd., dated December 15, 1994, as revised, consisting of eight sheets, and are hereinafter referred to as the "Improvements Plan."
- The Trustees desire to reserve to themselves, and their successors and assigns in interest, owners and occupants, the values and amenities in said Subdivision; and to this end, desire to subject the Subdivision Property to the covenant, condition and restriction hereinafter set forth, which is for the benefit of said Subdivision Property and each owner thereof, and shall attach to and constitute a covenant running with the land.

NOW, THEREFORE, the Trustees, as the owners of the Subdivision Property, and for the purposes above set forth, declare as follows:

- The Trustees now covenant with each other, the Village of Glencoe, and every future purchaser of a lot in the Subdivision that the owner of each lot shall be bound by



Village of Glencoe
675 Village Court
Glencoe, IL 60022

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"General Notes" 2 through 6 stated in sheet 4 of the Improvements Plan, a copy of which is attached hereto and made a part hereof, with respect to trees which read as follows:

"2. TREES IN FRONT YARDS: TREES CIRCLED WILL BE PRESERVED AND ALL OTHER TREES TO REMAIN IF THEY DO NOT CONFLICT WITH FUTURE DRIVES.

"3. TREES IN BUILDING PADS: TREES CIRCLED WILL BE PRESERVED AND ALL OTHER TREES WITHIN PAD TO REMAIN IF THEY DO NOT CONFLICT WITH FUTURE CONSTRUCTION OF HOME.

"4. TREES IN REAR AND SIDE YARD SETBACK: ALL TREES TO BE PRESERVED.

"5. DRIVEWAYS SHALL BE LOCATED AS TO AVOID TREES INDICATED AS BEING PRESERVED WHEREVER PRACTICAL.

"6. IF TREES SHOWN TO BE PRESERVED CONFLICT WITH FUTURE CONSTRUCTION OF HOMES OR DRIVES, THEY WILL BE REMOVED AND REPLACED WITH EQUIVALENT DIAMETER (I.E., ONE 18" TREE = THREE 6", SIX 3", ETC.) TREES."

2. The foregoing covenant and restriction shall run with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on the undersigned, their successors and assigns, and any owner, purchaser, mortgagee and other person having an interest in the Subdivision Property, or any part or portion thereof. Reference in any deed of conveyance or in any mortgage or trust deed or other evidence of obligation to the covenant and restriction described in this Declaration shall be sufficient to create and reserve such rights to the respective grantees, mortgagees, and trustees of such parcels as fully and completely as though such rights were recited fully and set forth in their entirety in such documents.
3. Trustees covenant that in any conveyance of a lot in the Subdivision, Trustees shall convey said lot subject to the provisions of this Declaration.

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IN WITNESS WHEREOF, the Trustees have executed this Declaration this ninth day of March, 1995.

Jay M. Sheesley
JAY M. SHEESLEY, trustee

Margo A. Sheesley
MARGO A. SHEESLEY, trustee

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 JAY M. SHEESLEY and MARGO A. SHEESLEY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them signed, sealed and delivered the said instrument as his or her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ninth day of March, 1995.

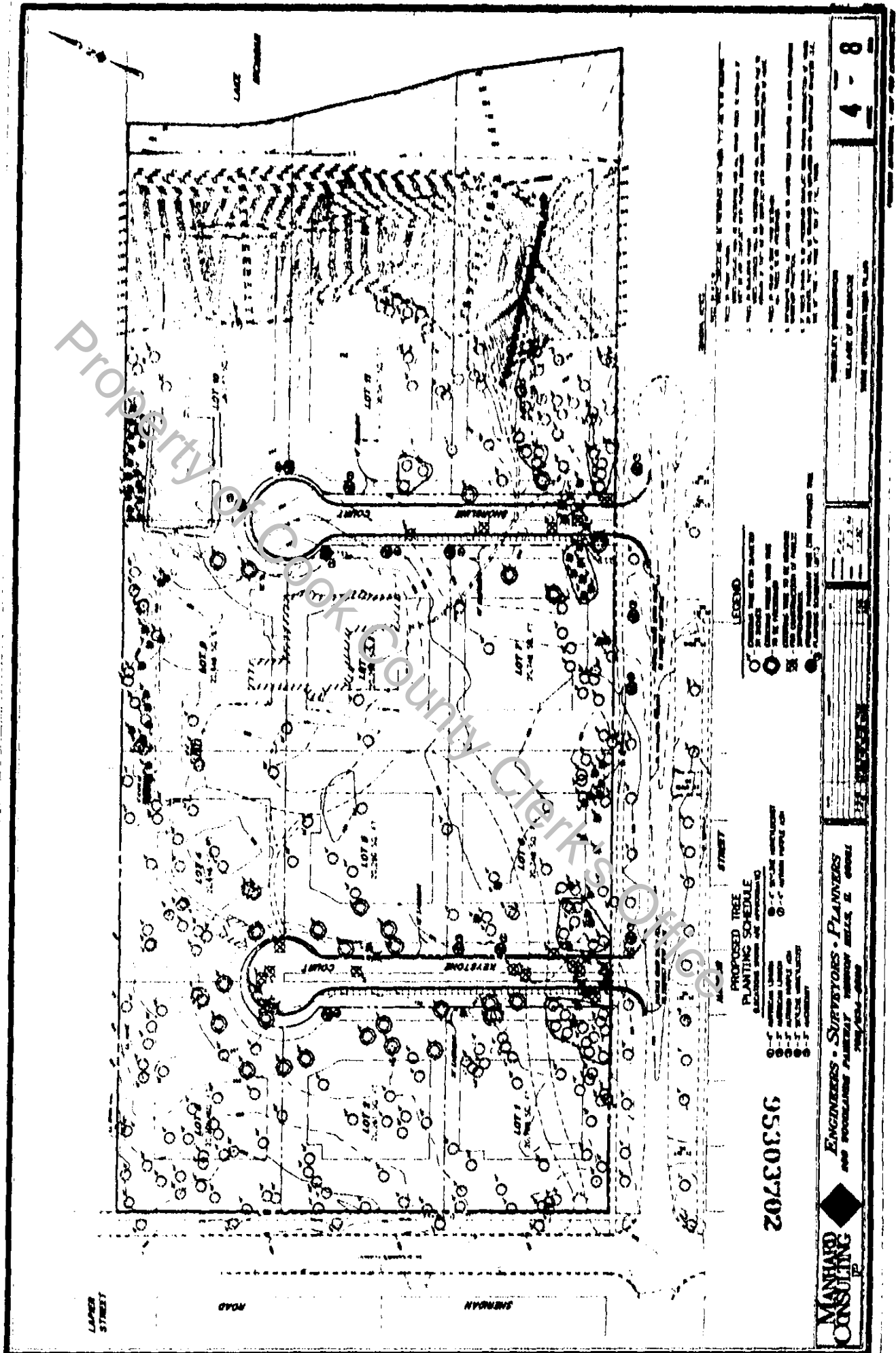
G. Kent Yowell
Notary Public



This instrument was prepared by G. Kent Yowell, 921 Woodbine Lane, Northbrook, Illinois 60062.

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