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COOK COUNTY RECORDER JESSE WHITE MAYWOOD OFFICE

3312 RECORDIN MAILINSS 96306436

DECLARATION OF COVENANT
ADDRESS: 798 Pi
Prospe

4: 03-24

798 Piper Ln. Prospect Heights, IL

Sof County P.I.N.#: 03-24-200-033

Recording Mail To:

Willow Park Property Assoc. P.O. Box 7157 Prospect Heights, IL 60070

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Recognizing the existence of the Willow Park Property Owners Association, an Illinois Corporation, originally Created and established by the developer of the subdivision known as Willow Park, identified by Plat of Survey dated known are registered as Document No. 2522805 and Plat of Fasement registered as Document No. 2522805 and Plat of Easement registered as Document No. 2322840, of which this Easement registered as Document No. 232840, of which this property is a part., for the express purpose of repairing and maintaining the streets, parking areas, sidewalks, lawn and areaways, all of which are used in common by the several property owners, and/or their tenants, pursuant to the easements for ingress and egress granted in said Plat of Easements, and, recognizing that all property owners in said subdivision must pay their proportionate share of the costs of the benefits they receive.

IT IS HEREBY COVENANTED AND AGREED that holding title to this parcel of land, the description of which is attached as Exhibit A, require automatic and mandatory membership in said Association, and the Titleholder hereof

THOMAS SEBASTIAN

Covenanc(s) and agree(s) to pay the monthly assessments as determined by the Board of Directors of said Association from time to time. Unpaid assessments shall constitute a lien against the property, and, at any time after one or more assessments are due and unpaid, the Board of Directors of said Association may file a Notice of Lien with the Registrar of Fitles of Cook County, Illinois, and such Registrar is authorized to enter such Notice as a memorial on the Original Certificate of Title to this parcel. on the Original Certificate of Title to this parcel.

The foregoing Agreement and Covenant shall run with the land and bind all viture grantees, heirs and assigns.

HOMAS SEBASTIAN THOMAS SEBASTIAN Dated: \_3\_6\_96\_ State of Illinois) County of Cook in and for said I, <u>EDWARD E. NOWAK</u> County, in the State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the frme person\_ whose name\_
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered the said Instrument as \_\_\_\_ free and voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL EDWARD E. NOWAK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-16-2000 Given under my hand and seal this 6th day 1996. of MARCH

> Public Notary

> > 98306436

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EXHIBIT A: LEGAL DESCRIPTION

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The Mant 35.0 feet of the East 525.0 feet of the North 120.0 feet of the South 475.0 feet and the West 13.0 feet of the East 610.0 feet of the Morth Malf 13.0 feet of the South 665.0 feet, all being of that part of the North Malf (1/2) of the Mortheast Quarter (1/4) of Section 74, Township 62 North, Mange (1/2) of the Mortheast Quarter (1/4) of Section 74, Township 62 North, Mange 114, March 20 North 1 March 20 North 20 North 1 March 20 North (1/2) of the Mortheder Quarter (1/4) or Bettion 74, Youndary we worth, manage 11, East of the Third Principal Meridian, lying North of the Morth Line of the South 236.23 feet of said North Half (1/2) of the Morthest Quarter (1/4) of Castion 24, and lying South of the Southerly line of relocated Paletine 7, and and tying Morth and West of line described the beginning at a point on the Morth Line of the Mouth 226.21 feet of the Morth Half (1/3) of the Morth Line (1/4) the feeth line of the South 226.2) feet of the North Half (1/2) of the Marth Parker (2/4) of said Section 24, 1107.90 feet West of the center time of Querter (2/4) of said Section 24, 1107.90 feet West of the center time of Milwaukee Avenue (as measured on said North line); thence Hordt at right angles to said Morth Line of the South 226,2) feet, 215,00 feet; thence East anguab to bus worth time of the nouth 130.13 feet, 313.00 feet; themse Book at right angles to the last described line 30.00 feet; themse Morth at right angles to the last described line 327.15 feet to the Southerly line of released angles to the last described line 327.15 feet to the Southerly line of released angles Boad, 24 in Cook County, Illinois, according to Plat of Survey registered as Document Number 2522806. A COUNTY CONTRACTOR OFFICE

Commonly Known As: 798 Piper Lane, Prospect Heights, IL

P.1.N. #: 03-24-200-033

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