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 #1471 ÷ BK #-97-053901
 COOK COUNTY RECORDER

DECLARATION OF EASEMENTS

WHEREAS, FIRST NATIONAL BANK OF BLUE ISLAND, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement known as Trust No. 96083 dated November 17, 1996 is the holder of the legal title to all of the parcels of real estate hereafter described, located in Cook County, Illinois;

WHEREAS, certain of the said parcels of real estate as hereinafter more particularly described are intended as dwelling sites, said parcels so intended being hereinafter referred to as "dwelling parcels" upon which it is intended to erect so-called "town houses", each town house being a single family private residence erected on a separate dwelling parcel. Said town houses are to be constructed in groups, such that each group constitutes a more or less continuous structure with party walls straddling the boundaries between the dwelling parcels,


WHEREAS, each of the parcels of real estate hereinafter described solely for convenience and identification thereof in the present instrument are, at the times herein referred to, identified or designated as follows:

Each dwelling parcel by street address and that all of the said parcels are legally described more particularly as follows:

DWELLING PARCELS

735 N. WOOD	The north 21.56 feet of LOTS 71 & 72
737 N. WOOD	The south 18.60 feet of the north 40.16 feet of LOTS 71 & 72
739 N. WOOD	The south 18.55 feet of the north 58.71 feet of LOTS 71 & 72
741 N. WOOD	The south 18.55 feet of the north 77.26 feet of LOT 71 & 72
743 N. WOOD	The south 18.55 feet of the north 95.81 feet of LOTS 71 & 72
745 N. WOOD	LOTS 71 & 72 except the north 95.81 feet thereof

Lots 71 & 72 in BULLOCK & BARNE'S subdivision of the north 1/2 of block 2 in CANAL TRUSTEE'S subdivision of Section 7, Township 39 north, range 14, east of the third principal meridian in COOK COUNTY, ILLINOIS.

MAIL TO  Mail to: 1st Natl. BK of Blue Island
 13057 S. Western Blue Island IL
 60406

PIN # 17-07-202-020 and 021

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WHEREAS, the said FIRST NATIONAL BANK OF BLUE ISLAND, as Trustee under the above mentioned Trust Agreement, intends to sell and will sell, convey and mortgage some or all of the parcels so improved, and desired and intends that the several purchasers, owners, mortgagees thereof, and all persons acquiring any interest therein now or hereafter shall at all times enjoy the benefits of and shall hold their said individual parcels subject to the rights, easements, burdens, uses and privileges hereinafter set forth.

NOW, THEREFORE, the said FIRST NATIONAL BANK OF BLUE ISLAND as Trustee aforesaid, does hereby declare that the following rights, easements, covenants, burdens, uses and privileges shall and do exist at all times hereafter among the several owners, purchasers or mortgagees of the said parcels of real estate in this instrument described in the manner and to the extent herein set forth, and that the declarations contained herein shall be binding upon and inure to the benefit of each and every such parcel in this instrument described:

(1) All dividing walls which straddle the boundary line between parcels and all walls which serve two or more town houses shall at all times be considered party walls. The cost of maintenance, repair or replacement of said party walls shall be borne equally by the owners of the town houses served thereby.

(2) The owner or owners of each town house shall be responsible for the maintenance, repair or replacement of that portion of the common roof and gutter system as is located or installed upon or attached to such town house.

(3) Easements for ingress and egress and for the installation, use, maintenance, repair and replacement of public utilities including electricity, telephone and the cable TV for the use of the dwelling parcels hereinafter designated and described are hereby created over, under and across the following described real estate:

(a) The west 5 feet of Lot 71 & North 3' of Lot 71 & 72

All being in CANAL TRUSTEE'S SUBDIVISION aforesaid. All in accordance with plat hereto attached and made a part hereof as Exhibit "1". Said easements shall be used in common by the present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in the respective parcels hereinbefore described.

(4) All outside painting and decorating of said several dwelling parcels shall conform in color and quality to the outside painting and decorating of all other dwelling parcels.

(5) All easements herein described are easements appurtenant, running with the land; they shall at all times inure to the benefit of and be binding on the undersigned, all its grantees and their respective heirs, successors, personal representatives or assigns, perpetually in full force and effect.

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(6) Reference in the respective deeds of conveyance, or in any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

This Declaration of Easement is executed by the FIRST NATIONAL BANK OF BLUE ISLAND as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in its as such Trustee (and said FIRST NATIONAL BANK OF BLUE ISLAND hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein shall be construed as creating any liability on said.

IN WITNESS WHEREOF, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President/ Trust Officer and its corporate seal to be hereunto affixed and attested by its A.T.O. this 1st day of April, A.D. 1996.

FIRST NATIONAL BANK OF BLUE ISLAND
as Trustee aforesaid,

SEE RIDER ATTACHED
HERETO AND MADE A PART HEREOF

By _____
Trust Officer

ATTEST:

EXONERATION PROVISION RESTRICTING ANY LIABILITY OF THE
FIRST NATIONAL BANK OF BLUE ISLAND, ATTACHED HERETO AND
STAMPED HEREON IS HEREBY EXPRESSLY MADE A PART HEREOF

Assistant Secretary

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