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. DEPT-01 RECORDING \$29.00  
. T#0012 TRAN 4525 04/03/97 15:16:00  
. #1660 # CG \*-97-233929  
. COOK COUNTY RECORDER

(Above space for recording information)

\*\*\*\*\*

THIS INSTRUMENT PREPARED BY: ) Robert C. Aument, Esq.  
) McBride Baker & Coles  
) One Mid America Plaza  
) Suite 1000  
AFTER RECORDING, MAIL TO: ) Oakbrook Terrace, Illinois 60181

29.00  
a

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COVENANT ON TITLE

WHEREAS, NANCY B. ARMSTRONG and PAUL G. ARMSTRONG II, as Trustees of the NANCY B. ARMSTRONG DECLARATION OF TRUST dated November 25, 1995 ("Armstrong") are the owners of record of certain property legally described as follows:

LEGAL DESCRIPTION: Attached as Exhibit A  
Permanent Tax No.: 04-13-303-050-0000 (underlying)  
Commonly known as: Approx 300,000 sq. ft. vacant land Northfield, Illinois

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BOX 333-CTI

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E. armstrong 097233929

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WHEREAS, Armstrong desires to convey a portion of the property legally described on Exhibit A and legally described as follows:

LEGAL DESCRIPTION: Attached as Exhibit B  
Permanent Tax No.: 04-13-303-050-0000 (underlying)  
Commonly known as: 7,030.18 sq. ft. vacant land  
Northfield, Illinois

WHEREAS, the property legally described on Exhibit B (the "Property") to be conveyed by Armstrong shall be conveyed subject to certain additional covenants, conditions and restrictions which shall run to the benefit of Armstrong and subsequent owners of the remaining property described on Exhibit A and not conveyed by Armstrong (the "Remaining Property").

WHEREAS, the purpose of the restrictions set forth herein is to insure the use of the property for attractive single-family residential purposes only, to prevent the impairment of the attractiveness of the Property and Remaining Property, to maintain the desired tone of the community, and to enhance the existing single-family residence situated on land which is contiguous to the subject Property.

NOW, THEREFORE, for a period of twenty (20) years from the date of this Covenant, the Property described on Exhibit B shall not be subdivided, included in any subdivision or consolidated with other land contiguous to the subject Property for purposes of subdivision. This Covenant shall run to the benefit of Armstrong and subsequent owners of the Remaining Property. The whereas clauses set out above are made a part of this Covenant which shall run with the land and be binding upon all subsequent property owners without regard to the matter in which such owners acquired their interest.

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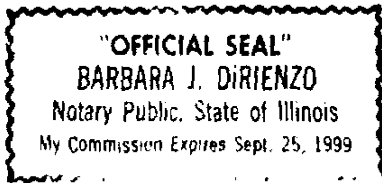
DATE: 3/4/97

Nancy B. Armstrong  
NANCY B. ARMSTRONG, AS TRUSTEE  
UNDER THE NANCY B. ARMSTRONG  
DECLARATION OF TRUST DATED  
NOVEMBER 25, 1995

Paul L. Armstrong II  
PAUL L. ARMSTRONG II, AS  
TRUSTEE UNDER THE NANCY B.  
ARMSTRONG DECLARATION OF TRUST  
DATED NOVEMBER 25, 1995

SUBSCRIBED AND SWORN TO  
before me this 4<sup>th</sup> day of  
March, 1997

Barbara J. Dirienzo  
Notary Public



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## Exhibit A

### PARCEL 1:

That part of the North East quarter of the South West quarter of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point which is 69 feet West of the North East corner of the North West quarter of the North East quarter of the South West quarter of said Section 13; running thence West on the East and West center line of said Section to a point 20 chains West of the center of said Section 13; thence South on the West line of East 20 chains of the South West quarter of said Section 867.42 feet; thence Easterly 493 feet more or less to a point which is 872.95 feet South of and 827.03 feet West of the center of said Section; thence North parallel with and 827.03 feet West of the East line of the North East quarter of the South West quarter of said Section, 344.95 feet thence East on a line parallel with and 528 feet South of the East and West center line of said Section 132 feet; thence Northerly in a straight line to the place of beginning (excepting from the above described premises the following: That part of the North West quarter of the North East quarter of the South West quarter of Section 13 aforesaid described as beginning at a point in the North line thereof 69.0 feet West of the Northeast corner of said North West quarter, North East quarter, South West quarter of said Section 13; thence Southerly 397.08 feet along a line which extended, would intersect the South line of the North 8 chains of the South West quarter of said Section 13 at a point 627.0 feet East of the West line of the North East quarter of the South West quarter of said Section 13; thence West parallel with the North line of the South West quarter of said Section 13, 205.0 feet, thence Northerly parallel with said East line 355.21 feet; thence Northwesterly 49.54 feet to a point in the North line of the North West quarter, North East quarter, South West quarter of Section 13, 297.94 feet West of North East corner thereof, and thence East 228.94 feet to the place of beginning.

### PARCEL 2:

Lot 2 in Hust's Subdivision of part of the North West quarter of the North East quarter of the South West quarter of Section 13, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded September 18, 1962 as document 18593578.

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## Exhibit B

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; 104.19 FEET SOUTH FROM NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE RUNNING NORTH ALONG SAID WEST LINE, 104.19 FEET TO THE SAID NORTHWEST CORNER; THENCE EAST ALONG NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, 134.95 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE 170.77 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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