

pharaohs

This Instrument Prepared By
and Return To:

HAUSELMAN & RAPPIN, LTD.
39 South LaSalle Street
Chicago, Illinois 60603
Box 201

AMENDED AND RESTATED
DECLARATION OF PARTY WALL RIGHTS,
EASEMENTS COVENANTS AND RESTRICTIONS

WHEREAS, the original Declaration of Party Wall Rights, Easements, Covenants and Restrictions was recorded in the Office of the Recorder or Deeds of Cook County, Illinois as Document No. 24028900, as amended by a Supplemental Declaration recorded as Document No. 24384777, relating to, and affecting, the Properties described in Exhibit A.

WHEREAS, a number of revisions have been adopted by the Owners of the Parcels of the properties described as parcels on Exhibit B, and the membership of the Pharaohs Building Owners Association, and its Board of Directors desires to integrate all these provisions into a single instrument.

WHEREAS, the Owners, the Board and the Members of the Pharaohs Building Owners Association desire to continue to maintain the residential community described in Exhibit A with private streets, walkways, parking areas, open spaces and other common facilities (the "Common Properties") for the benefit of the members, owners, occupants and invitees of the residential

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community, and to preserve the values and amenities of the residential community, and for the maintenance of the Common Properties.

NOW, THEREFORE, the Board of Directors of the Pharaohs Building Owners Association, at a duly noticed meeting held on the 5th day of April, 1998, adopted this Amended and Restated Declaration by not less than the votes of two-thirds (2/3) of the members of the Association, and declares that the properties are and shall be held, transferred, sold, conveyed and occupied subject to the rights, covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE I

DEFINITIONS

1.01 Definitions. The following terms when used in this Declaration or any Supplemental Declaration shall have the following meaning, unless the context otherwise requires:

- A. Association means the PHARAOHS BUILDING OWNERS ASSOCIATION, an Illinois not-for-profit corporation, its successors and assigns.
- B. Board means the Board of Directors of the Association, as constituted at any time or from time to time.
- C. Phase 1 means that portion of the Properties described in Exhibit B.
- D. Common Properties means Phase 1, except those portions of Phase 1 described as Parcels on Exhibit B, and those portions of the Properties defined as Common

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Properties in any Supplemental Declaration.

F. Building means a building structure situated on a Parcel, containing one or more Dwelling Units, which building structure is either (i) self-supporting or (ii) attached by a party wall to another such building structure.

F. Dwelling Unit means a residential living unit designed for occupancy by one family and contained in a Building.

G. Parcels means those portions of the properties described as parcels on Exhibit B, and those portions of the Properties described as Parcels in any Supplemental Declaration.

H. Owner means the record owner, whether one or more persons or legal entities, of fee simple title to any Parcel.

I. Occupant means any tenant or other person in possession of or occupying a Dwelling Unit and using the same as living quarters.

J. Member means any person who, from time to time, is a member of the Association.

K. Director means any duly elected Member, from time to time, of the Board.

ARTICLE II

PROPERTY SUBJECT TO DECLARATION

2.01 The Properties. The legal description of the Properties which shall be held, transferred, sold, conveyed and occupied subject to this Declaration is set forth in Exhibit

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A.

ARTICLE III

PROPERTY RIGHTS IN COMMON AREAS

3.01 Ownership of Common Properties. The Association shall retain title to the Common Properties.

3.02 Easements. Every Owner and Occupant and members of their immediate families, guests, and invitees shall have the following rights and easements of enjoyment in and to the Common Properties, which shall be appurtenant to and shall pass with title to every parcel which are not Common Properties or Parcels:

A. General Ingress and Egress. Easements for ingress and egress to and from public roads, including, without limitation, Busse Road, over and along the Common Properties and all private roads contained therein.

B. Easement for Open Areas. An easement for ingress and egress to and from and for the use of the Common Properties.

C. Water Retention Basin. An easement for the use of, and a right of ingress and egress to and from, and retention basin delineated on Exhibit B (the "Retention Basin"), including without limitation an easement and right (i) to drain storm water thereto and thereon and (ii) to use the Retention Basin for such recreational purposes as may be permitted by the Association, provided that such recreational use of the Retention Basin shall in no way interfere with the use of the Retention Basin for storm water retention as required by the applicable

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governmental agencies and regulatory bodies. The Association shall be responsible for maintenance of the Retention Basin in conformity with the requirements of applicable governmental agencies and regulatory bodies.

D. Scope of Easements. The rights and easements of use and enjoyment created hereby shall be subject to the following:

1. The right of the Association, in accordance with its Articles and By-laws, to improve the Common Properties;
2. The right of the Association to take such steps as are reasonably necessary to protect the Common Properties against foreclosure;
3. The right of the Association, as provided in its Articles and By-laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid;
4. The right of the Association to charge reasonable admission and other fees for the use of the Common Properties, except that no fees may be charged for the easement for ingress and egress over the Common Properties from and to public highways, and to make reasonable rules and regulations governing the use of the Common Properties;
5. The right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility, for such purposes and subject to such conditions as may be agreed to by the Association in accordance with its Articles and By-Laws, but in no event without the written approval of Members who have not less than two-

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thirds (2/3) of the votes in the Association agreeing to such dedication or transfer.

3.03 Encroachments. If any Building or other structure on any Parcel encroaches upon any of the Common Properties, there shall be an easement in favor of the Owner of such Parcel over the Common Properties to the extent of such encroachment so long as the same shall exist.

3.04 Reserved Rights. Notwithstanding any provisions herein to the contrary, the easements created under this Article III shall be subject to;

A. The right of the Association to execute all documents and do all other acts and things affecting the properties which, in the opinion of the Association, are desirable in connection with its rights hereinunder, provided, however, any such documents, act or thing shall not be inconsistent with the property rights of any Owner;

B. Easements recorded prior to the date hereof and any easements which may hereafter be granted by the Association to any public utilities or governmental bodies for the installation and maintenance of electrical and telephone conduits and lines and gas pipes, sewers or water pipes, or any other services serving any Parcel or any of the Common Properties or any adjacent real estate.

ARTICLE IV

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THE ASSOCIATION

4.01 Membership. Every Owner shall be a Member of the Association.

4.02 Voting Rights. Each Member shall be entitled to that number of votes equal to the number of Parcels owned by him; if a Parcel has more than one Owner, such Owners shall collectively be entitled to one vote per Parcel.

4.03 Board of Directors. The Board shall be elected by the Members in accordance with the Articles of Incorporation and By-Laws of the Association. The Board shall direct and administer the Common Properties in accordance with the terms and provisions of this Declaration and the Articles of Incorporation and By-Laws of the Association.

4.04 Board Liability. The Directors from time to time constituting the Board shall not be liable to the Members for any mistake of judgment or for any act or omission to act committed in good faith as such Directors.

4.05 Governing Law. In all other respects, the Association, the Directors, officers, and Members shall be governed by the Illinois General Not-For-Profit Corporation Act.

4.06 Obligation of Maintenance. The Association shall have the obligation to maintain and keep safe and secure and in good condition and repair the Common Properties, including without limitation, streets, storm and sanitary sewers, the underground water systems, parking areas and other paved areas and any recreational facilities. The foregoing obligation may be enforced by any Owner and by the Village of Mount Prospect, Illinois.

ARTICLE V

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COVENANT FOR MAINTENANCE ASSESSMENT

5.01 Creation of the Lien and Personal Obligation for Assessment. Every Owner by acceptance of a deed to a Parcel, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the Association:

A. periodic assessments or charges, which shall be monthly unless otherwise determined by the Board;

B. special assessments for maintenance, repair, removal of liens and capital improvements; and

C. an advance assessment equal to three (3) months' periodic assessments; such assessments to be fixed, established, and collected from time to time as hereinafter provided. The periodic, special and advance assessments, together with interest thereon and costs of collection thereof as hereinafter provided, shall be a charge and a continuing lien upon the Parcel in respect of which each such assessment is made. Each such assessment, together with interest thereon and costs of collection thereof as hereinafter provided, shall also be the personal obligation of the Owner of such Parcel at the time when the assessment becomes due and payable.

5.02 Periodic and Advance Assessments. The periodic assessments shall be used exclusively to pay for the management, improvement and maintenance of the Common Properties, and equipment used in connection therewith, including, but not limited to, landscaping, gardening, snow removal, painting, striping, cleaning, repair and replacement,

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tuckpointing, repair and replacement of concrete stoops, changing of exterior light bulbs, the painting of the front entrance and back exit door and balcony metal railings at the Board's sole discretion, the payment of taxes and insurance thereon, and all other repairs, replacements and additions thereto, except that periodic assessments shall not be used for the cost of construction, reconstruction or replacement of a capital improvement, the aggregate cost of which exceeds \$20,000.00. The Board shall fix the length of period applicable to periodic assessments against each Parcel. The amount of the periodic assessment may be fixed in advance for up to twelve (12) calendar months. The aggregate amount of such periodic assessments fixed at any time shall be the amount determined by the Board to be required during the time for which the assessments are fixed for the management, improvement and maintenance of the Common Properties, together with any reserves which the Board determines to be necessary or desirable to provide for anticipated future expenditures for such purposes. Upon the purchase of a Parcel, the purchaser shall pay to the Association an advance assessment equal to three (3) months' periodic assessments, at the rate prevailing at the time of purchase, which advance assessments shall be held as a reserve by the Association for expenses to be paid out of periodic assessments. Upon the sale of a Parcel by an Owner, the advance assessment previously paid by the seller shall be refunded to him, without interest, provided that the purchaser shall pay to the Association an advance deposit for such Parcel equal to three (3) months' periodic assessment at the rate then prevailing.

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5.03 Special Assessments for Capital Improvements. In addition to the periodic advance assessments authorized by Paragraph 5.02 hereof, the Association may levy in any year a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction or replacement of a capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, the aggregate cost of which exceeds \$20,000.00 with the assent of two-thirds (2/3) of the votes of Members who are voting in person or by a proxy at a meeting duly called for the purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

5.04 Basis of Assessments. All assessments, periodic, advance and special, shall be levied against Parcels as hereinafter set forth. Each Parcel shall bear a portion of each such assessment equal to the ratio that the number of Dwelling Units on such Parcel bears to the total number of Dwelling Units on all Parcels subject to such assessment.

5.05 Due Dates. The periodic assessments provided for herein shall be due and payable on the first day of each month or other applicable period, or at such other times as the Board shall determine. The due date of any special assessment under Paragraph 5.03 hereof shall be fixed in the resolution authorizing such assessment.

5.06 Duties of the Board. The Board shall prepare a roster of the Parcels and the assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of each assessment shall be sent to every

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Owner subject thereto. The Association shall upon demand at any time furnish to any Owner liable for said assessment a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

5.07 Effect of Non-Payment of Assessments; The Personal Obligation of the Owner; The Lien; Remedies of Association. If any assessment is not paid when due, then such assessment shall be deemed delinquent and shall, together with interest thereon and costs of collection thereof as hereinafter provided, thereupon become a continuing lien on the Parcel in respect of which the assessment was levied. Every person who is an Owner shall have a personal obligation to pay all assessments which become due and payable at any time that such person is an Owner.

If the assessment is not paid within ten (10) days after the due date, the assessment shall be subject to a monthly late charge of Thirty Dollars (\$30.00) until paid, and the Association may bring an action for the amount of such assessment against the Owner personally obligated to pay the same, or an action to foreclose the lien against the Parcel in respect of which such assessment was levied, and there shall be added to the amount of such assessment the fees, late charges, costs and expense of such legal action, and in the event a judgment is obtained, such judgment shall include reasonable attorneys' fees to be fixed by the court, together with the costs of the action. All payments shall be applied by the Association in the following order of priority: first to late charges; second to reasonable attorney's fees and costs of action, if any;

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and third to the assessments due.

5.08 Subordination of the Lien to Mortgage. The lien of the Assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon any Parcel or Building.

ARTICLE VI

COVENANTS AND RESTRICTIONS AS TO
USE AND OCCUPANCY

6.01 Use of Parcels and Common Properties. Subject to the provisions of Article III hereof, the Parcels, Buildings, Dwelling Units and Common Properties shall be occupied and used as follows:

A. Residential Purposes. The Parcels, Buildings, Dwelling Units and Common Properties shall be used for residential and related purposes only. Each Dwelling Unit or any two or more adjoining Dwelling Units used together shall be used as a residence for a single family or for such other uses permitted by this Declaration and for no other purpose.

B. Obstruction of Common Properties. There shall be no obstruction of the Common Properties, including, without limitation, fences, nor shall any objects be stored or placed upon the Common Properties without prior consent of the Board.

C. Parking Areas. The Board shall allocate to each Owner, from those portions of the Common Properties designated for the parking of automobiles, parking spaces for the exclusive use of Occupants of the respective Building or Buildings owned by such Owner. Such

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allocation shall be in the proportion which the number of Dwelling Units owned by such Owner bears to the total number of Dwelling Units on the Properties.

B. Certain Personal Activities Permitted. The restrictions in subparagraph A of this Paragraph 6.01 shall not, however, be construed in such manner as to prohibit an Owner or an Occupant from (i) operating a Building as a rental apartment building for residential uses; however, no more than three (3) persons shall reside in a one (1) bedroom Dwelling Unit, and no more than five (5) persons shall reside in a two bedroom Dwelling Unit; any lease of a Dwelling Unit shall include said occupancy limitations and be available for inspection by the Board to enforce said occupancy limitations; (ii) establishing a Building as or converting a Building to a condominium building; provided that for purposes of this Declaration all such individual condominium owners shall be deemed collectively to be the Owner of the Building; (iii) maintaining in a Dwelling Unit his personal professional library; (iv) keeping in a Dwelling Unit his personal, business or professional records or accounts; or (v) handling his personal business or professional telephone calls or correspondence from a Dwelling Unit.

6.02 Architectural Control. No exterior additions or alterations to any Parcel or Building, including but not limited to installation of new windows, exterior doors, lampposts, and exterior light fixtures and covers, shall be commenced, enacted, or maintained, until the plans and specifications showing the nature, kind, shape, height, materials, location, and approximate cost of same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding Buildings by an architectural committee

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composed of the Board, or by a representative or representatives designated by the Board. In the event said committee, or its designated representatives, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, such approval will be deemed to have been given. Neither the members of the architectural committee nor its designated representatives shall be entitled to compensation to themselves for services performed pursuant to this paragraph, but compensation may be allowed to independent professional advisors retained by the architectural committee. Private exterior antennas shall not be placed on any Buildings without the approval of the architectural committee or its designated representatives and if a community antenna is provided to service such Building, such private exterior antennas may be disapproved.

6.03 Party Walls. Each wall which is built as part of the original construction of a Building upon the Properties and placed on the dividing line between Parcels or which stands partly upon one Parcel and partly upon another shall constitute a party wall and, to the extent not inconsistent with the provisions of this Declaration, the general rules of law regarding party walls and of liabilities for property damage due to negligence or willful acts or omissions shall apply thereto. In any event, Owners of Parcels upon which any such party wall shall stand shall have the right to use said party wall below and above the surface of the ground and along the whole length or any part of the length thereof for the support of his Building and for the support of any Building or structures constructed to replace the same, and shall have the right to maintain and replace in or on said wall any pipes, ducts or conducts originally located therein

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or thereon subject to the restrictions hereinafter contained. No owner of any such Parcel or Building shall have the right to extend said partywall in any manner, either in length, height or thickness. In the event and to the extent that any wall between Buildings shall not be placed on the dividing line between Parcels, the Owner of the Building from time to time on whose Parcel such party wall does not lie shall have a perpetual exclusive easement on and over the adjoining Parcel for such portion of said wall and his Building as shall occupy adjoining Parcel, and such wall shall be deemed a party wall for all purposes of this Declaration. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owner thereafter makes use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owner to call for a larger contribution from the other under any rule of law regarding liability for negligence or willful acts or omissions. Notwithstanding any other provisions of this Declaration, an Owner who by his negligent or willful act, or the negligence or willful act of an Occupant of his Building causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

6.04 Damage To Common Properties or Building. If, due to the act or neglect of an Owner, or of his agent, servant, tenant, family member, invitee, licensee, etc., damage shall be caused to the Common Properties or to any Building owned by others, or maintenance

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repair or replacement are requirement which would otherwise be a common expense, then such Owner shall pay for such damage or such maintenance, repair and replacements, as may be determined by the Board, to the extent not covered by the Association insurance.

6.05 Animals. No animals of any kind shall be raised, bred or kept in any Building, or on the Common Properties.

6.06 Rules and Regulations. The Association shall have the right to promulgate such rules and regulation (to the extent such rules and regulations are not inconsistent with the provisions of the Declaration) creating additional rights and/or restrictions upon the use and occupancy of the Parcels, Buildings and Common Properties as it deems appropriate.

ARTICLE VII

GENERAL PROVISIONS

7.01 Successors and Assigns; Duration; Amendment. The covenants and restrictions in this Declaration shall remain perpetually in full force and effect and shall run with and bind the land, and shall bind, benefit and be enforceable by the Association, each Owner, and their respective legal representatives, heirs, successors and assigns, and the Village of Mount Prospect, Illinois. The covenants and restrictions in this Declaration may be amended by an instrument signed by members who have not less than two-thirds (2/3) of the votes in the Association agreeing to change said covenants and restrictions in whole or in part.

7.02 Notices. Any notices required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed,

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postage prepaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing. Notices required to be given to the Association or the Board may be delivered to the President or Secretary of the Association, either personally, or by mail, postage prepaid, addressed to the President or Secretary at his last known address on the records of the Association at the time of such mailing. Upon written request to the Board, the holder of any duly recorded mortgage or trust deed against any Parcel shall be given a copy of any and all notices of default or failure to comply with the terms hereof permitted or required by this Declaration to be given to the Owner or Owners whose Parcel is subject to such mortgage or trust deed.

7.03 No Mortgages of Common Properties by Owners. No Owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the Common Properties or any part thereof.

7.04 Separate Real Estate Taxes. It is intended that real estate taxes are to be separately taxes to each Owner for his Parcel and for his proportionate share of the Common Properties are not so separately taxed, such Owner shall bear a portion thereof equal to the ratio of the number of Dwelling Units on his Parcel to the number of Dwelling Units on all Parcels benefitted by such Common Properties. In the event that more than one parcel on which there are Dwelling Units is taxed under any real estate tax bill, such tax shall be borne by each Owner of any Parcel so taxed in the proportion that the number of Dwelling Units on such Owner's Parcel bears to the total number of Dwelling Units taxed in such bill. In the event that any

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portion of the Properties on which there are no Dwelling Units is included in a real estate tax bill which also includes other portions of the Properties, the Owner of the same shall bear a portion of such bill (excluding therefrom the tax on all improvements) in the ratio that the total square footage of such Owner's land bears to the total square footage of all land taxed in such bill.

7.05 Additional Easements. The Association shall have the right at any time and from time to time hereafter, to grant easements for ingress and egress and utility purposes over, under, along and on any portion of the Common Properties for the purpose of providing the Properties and adjacent real estate with means of access to utilities, ingress and egress and to permit the Properties or adjacent real estate to comply with local ordinances. The Association shall have irrevocable powers of attorney to execute, acknowledge, and record or register for and in the name of any Owner such instruments as shall be necessary to effectuate the foregoing.

7.06 Joint Facilities. To the extent that equipment, facilities and fixtures within any Building or Buildings shall be connected to similar equipment, facilities or fixtures affecting or serving other Buildings or the Common Properties, then the use thereof by an Owner shall be subject to the rules and regulations of the Board. An authorized representative of the Association or the Board, or of the manager or managing agent for the Common Properties, shall be entitled to reasonable access to any Buildings as may be required in connection with maintenance, repairs or replacements of or to the Common Properties or any equipment, facilities or fixtures affecting or serving other Buildings or the Common Properties.

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7.07 Responsibility of Transferees for Unpaid Assessments. In the event of a voluntary transfer of a Parcel, the transferee of the Parcel shall be jointly and severally liable with the transferor for all unpaid assessments against the latter up to the time of transfer, without prejudice to the transferee's rights to recover from the transferor the amounts paid by the transferee therefor. However, any such transferee shall be entitled to a statement from the Board or President of the Association, or managing agent of the Association, as the case may be, setting forth the amount of the unpaid assessments against the transferor due the Association and such transferee shall not be liable for, nor shall the Parcel conveyed be subject to such a lien for any unpaid assessments in excess of the amount therein set forth.

7.08 Abatement of Violations. The violation of any restriction or condition or regulation adopted by the Board, or the breach of any of the covenants and restrictions herein contained, shall give the Board the right, in addition to the rights set forth in the next succeeding section, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

7.09 Involuntary Sale. If any owner (either by his own conduct or by the conduct of any Occupant of a Dwelling Unit of the Owner's Parcel) shall violate any of the covenants or restrictions or provisions of this Declaration or the regulations adopted by the Board, and such violation shall continue for thirty (30) days after notice in writing from the Board, or shall occur repeatedly during any thirty (30) day period after written notice or request to cure such violation from the Board, then the Board shall have the power to issue to the

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defaulting Owner a ten (10) day notice in writing to terminate the rights of the said defaulting Owner to continue as an Owner and to continue to occupy, use or control his Parcel and thereupon an action in equity may be filed by the Board against the defaulting Owner for (i) a judgment of mandatory injunction against the Owner or Occupant or, in the alternative, subject to the prior consent in writing of any mortgagee having a security interest in the Parcel of the defaulting Owner, which consent shall not be unreasonable withheld, (ii) a judgment declaring the termination of the defaulting Owner's right to occupy, use or control the Parcel owned by him an account of the breach of covenant, and ordering that all the right, title and interest of the Owner in the Parcel shall be sold (subject to the lien of an existing mortgage) at a judicial sale upon such notice and terms as the court shall establish, except that the court shall enjoin and restrain the defaulting Owner from reacquiring this interest at such judicial sale. The proceeds of any such judicial sale shall first be applied to discharge court costs, court reporter charges, reasonable attorneys' fees, and all other expenses of the proceeding and sale, and all such items shall be taxed against the defaulting Owner in said judgment. Any balance of proceeds, after satisfaction of such charges and any unpaid assessments hereunder or any liens, shall be paid to the Owner. Upon the confirmation of such sale, the purchaser thereat shall thereupon be entitled to a deed to the Parcel and to immediate possession of the Parcel sold and may apply to the court for a writ of assistance for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the judgment shall so provide that the purchaser shall take the interest in the Parcel sold subject to this Declaration, and, upon compliance with all of the terms

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of this Declaration, the purchaser shall become a Member of the Association in the place and stead of the defaulting Owner.

7.10 Nonwaiver of Covenants. No covenants, restrictions, conditions, obligation or provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

7.11 Indemnity to Association Officers. The Directors and any other officers of the Board of the Association shall not be liable to the Owners for any mistake of judgment, or acts or omissions made in good faith as such members or officers. The Owners shall indemnify and hold harmless each of such Directors or officers against all contractual liability to others arising out of contracts made by Directors or officers on behalf of the Owners or the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. Such Directors or officers shall have no personal liability with respect to any contract made by them on behalf of the Owners or the Association. The liability of each Owner arising out of any contract made by such Directors or officers or out of the aforesaid indemnity shall be in the proportion which the number of Parcels owned by such Owner bears to the total number of Parcels. Each agreement made by such Directors or officers or by the managing agent on behalf of the Owners or the Association shall be executed by such Directors or officers, or the managing agent, as the case may be, as agents for the Owners or the Board or Association.

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7.12 Incorporation in Leases. All of the restrictions as to use and occupancy contained in this Declaration or in any rules and regulations adopted by the Association shall be incorporated into all leases of any Building or Dwelling Unit. No lease shall contain any provisions which conflict with the provisions of this Declaration or the rules and regulations adopted by the Association.

7.13 Enforcement. Enforcement of these party wall rights, easements, covenants, and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants.

7.14 Title in Trust. In the event title to any Parcel or Building is conveyed to a land title holding trustee pursuant to a trust agreement which provides that all powers of management, operation and control of such Parcel or Building remain vested in the beneficiary or beneficiaries of such trust, then the beneficiary or beneficiaries of such trust shall be deemed to be the Owner of such Parcel or Building for purposes of this Declaration and any rules and regulations promulgated by the Board or the Association, and shall be responsible for payment of the assessments provided for in this Declaration, and such land title holding trustee shall not be personally liable for payment of any such assessment. The amount of any assessment shall continue to be a charge or lien upon the Parcel or Building and the personal obligation of the beneficiary or beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Parcel or Building.

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7.15 Severability; Perpetuities. The invalidity or unenforceability of any term or provision hereof shall not effect the validity or enforceability of any other term or provision hereof. If any provision hereof would otherwise violate the rule against perpetuities or any other law imposing time limits, then such provision shall remain in effect no longer than twenty-one (21) years after the death of the last survivor of the now living descendants of William and Hillary Clinton of Washington D.C.

PHAROHS BUILDING OWNERS ASSOCIATION

By: Samuel G. Jones
President

Attest: V. K. ...
Secretary

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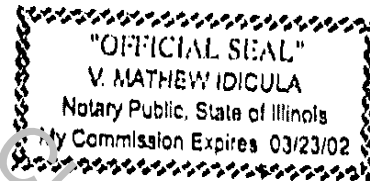
STATE OF ILLINOIS

COUNTY OF COOK

I, V. MATHEW IDICULA, a Notary Public in and for said County, in the State
aforementioned, DO HEREBY CERTIFY that SAMUEL JAMES, personally known to me
to be the President of Pharaohs Building Owners Association, and VIKRAM PATEL,
personally known to be the Secretary of said Association, and 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 severally acknowledged that as such President and Secretary, they signed and
delivered the said instrument, pursuant to authority given by the Board of Directors of said
association as their free and voluntary act and as the free and voluntary act and deed of said
association, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29 day of JULY, 1998.

V. Mathew Idicula
Notary Public



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EXHIBIT A

THE NORTH 8 ACRES (EXCEPT THE WEST 210 FEET THEREOF AND EXCEPT THE WEST 25 FEET OF THE EAST 50 FEET THEREOF) OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBERS:

08-22-401-023	08-22-401-024	08-22-401-025	08-22-401-026
08-22-401-027	08-22-401-028	08-22-401-029	08-22-401-030
08-22-401-031	08-22-401-032	08-22-401-033	08-22-401-034
08-22-401-035	08-22-401-036	08-22-401-037	08-22-401-038
08-22-401-039	08-22-401-040	08-22-401-041	08-22-401-042
08-22-401-043	08-22-401-044	08-22-401-045	08-22-401-046
08-22-401-047	08-22-401-048		

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EXHIBIT B

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County

PERMANENT INDEX NO.: 08-22-401-023

COMMONLY KNOWN AS 1701 CHANTON COURT MOUNT PROSPECT, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 2402890 AND AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 2438477.

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 18.34 FEET; THENCE DUE NORTH, 186.90 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 49.59 FT.; THENCE DUE NORTH, 54.75 FT.; THENCE DUE EAST, 49.58 FT.; THENCE DUE SOUTH, 54.75 FT. TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

Property of Cook County, Illinois

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST BEING AN ASSUMED BEARING FOR THIS (LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 67.92 FEET; THENCE DUE NORTH, 186.90 FEET; TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 43.63 FEET; THENCE DUE NORTH 64.76 FEET; THENCE DUE EAST, 43.63 FEET; THENCE DUE SOUTH, 64.76 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 24028900 AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1703 Charlot Ct., Mt. Prospect, Illinois

P.L.N.: 09-22-401-024

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Property of [Watermark]

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST, BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 111.68 FEET; THENCE DUE NORTH, 186.90 FEET, TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREBY DESCRIBED; THENCE DUE WEST, 49.88 FEET; THENCE DUE NORTH 64.75 FEET; THENCE DUE EAST, 49.67 FEET; THENCE DUE SOUTH, 64.75 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028990 AND AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 24301777, ALL IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

Campbell, known as 1705 Charlot Ct., Mt. Prospect, Illinois

P. I. N.: 08-22-401-025

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 221.22 FEET; THENCE DUE NORTH 114.00 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS, APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE FIRST DAY OF JULY, 1977, AND RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24028900, AND IN SUPPLEMENTAL DECLARATIONS OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE 30TH DAY OF MARCH, 1978, RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24384777, WHICH ARE INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM.

Commonly known as 1707 Chariot Court, Mt. Prospect, Illinois

P.I.N. 08-22-401-028

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

P.I.N. 08-22-401-027

Commonly known as 1709 West Charlot Ct., Mt. Prospect, Illinois

Part 2: Party of the first part also hereby grants to parties of the second part, their successors and assigns, all rights and interests, appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of party with rights, covenants, conditions and restrictions dated the 1st day of July, 1977, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document no. 24028000, and in Supplemental Declaration of Party with rights, covenants, conditions and restrictions dated the 30th day of March, 1978, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document no. 24384777, which are incorporated herein by reference thereto. Grant reserves to itself, its successors and assigns, an easement appurtenant to the remaining parts described in said declaration. The easements thereby created for the benefit of said remaining parts described in said declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyances and mortgages of said remaining parts or any of them.

PARCEL 1: That part of lot 1 in Richmond subdivision, being a subdivision of part of the southeast 1/4 of section 22, township 41 north, range 11, east of the third principal meridian, described as follows: Commencing at the southeast corner of said lot 1; thence due west (being an assumed bearing for this legal description) along the south line of said lot 1, 221.22 feet; thence due north, 70.37 feet to a point for the place of beginning of the property herein described; thence due west 54.75 feet; thence due north 43.63 feet; thence due east 54.75 feet; thence due south 43.63 feet to the place of beginning.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Property of Cook County Clerk

P.I.N. 08-22-401-026

Commonly known as 1711 Charlot Ct., Mt. Prospect, Illinois

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 24028900 AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT 2438477, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1, THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 221.22 FEET; THENCE DUE NORTH 20.79 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH 49.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

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Property of Cook County Clerk's Office

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION BEING A SUBDIVISION OF PART OF SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE SAID LOT 1, 304.17 FEET; THENCE DUE NORTH, 137.04 FEET TO A PLACE FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH 49.58 FEET; THENCE DUE EAST 54.75 FEET; THENCE DUE SOUTH 49.58 FEET TO THE POINT OF BEGINNING IN COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 2402 AND AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 24386777, ALL IN COOK COUNTY ILLINOIS

P.L.#08-22-401-029
Commonly known as 1713 Chariot Ct., Mt. Prospect, Illinois

Property of Cook County Clerk's Office

1 page / of 8 pages

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Property of Cook County Clerk's Office

LEGAL DESCRIPTION
PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST, BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 304.17 FEET; THENCE DUE NORTH, 93.41 FEET; TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 84.75 FEET; THENCE DUE NORTH 43.63 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 43.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028900 AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 24384777, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1715 Charlot Ct., Mt. Prospect, Illinois

P. I. N.: 09:22-401-030

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Parcel 1: That part of Lot 1 in Richmond Subdivision being a Sub-division of part of the Southeast 1/4 of Section 22, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Lot 1; thence due West (being an assumed bearing for this legal description) along the South Line of said Lot 1, 304.17 feet; thence due North, 43.83 feet to a point for the place of beginning of the property herein described; thence due West, 54.75 feet; thence due North 49.58 feet; thence due East 54.75 feet; thence due South, 49.58 feet to the place of beginning, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, covenants and restrictions recorded as Document Number 24028900 as amended by supplemental declaration recorded as Document Number 24384777, all in Cook County, Illinois;

Commonly known as 1717 Chariot Court
Mount Prospect, Illinois 60056
Permanent Tax No. 08-22-401-031

Cook County Clerk's Office

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Property of Cook County Clerk's Office

Property of [Faded]

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 453.93 FEET; THENCE DUE NORTH, 176.10 FEET; TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 64.76 FEET; THENCE DUE NORTH 49.88 FEET; THENCE DUE EAST, 64.76 FEET; THENCE DUE SOUTH, 49.88 FEET; TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028900 AND AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 24384727, ALL IN COOK COUNTY, ILLINOIS.

P.L.N. 08-22-401-034
 Community known as 1719 Charlotte Ct., Mt. Prospect, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Property of Cook County Clerk's Office

P. I. N. 08-22-401-033

Commonly known as 1721 Charlot Ct., Mt. Prospect, Illinois

Parcel 2: Demands for ingress and egress for the benefit of Parcel 1 are set forth in the Declaration of Easements, Covenants and Restrictions recorded as Document 24028900 as amended by supplemental declaration recorded as Document 384777, all in Cook County, Illinois.

Parcel 1: at part of Lot 1 in Richmond Subdivision, being a subdivision of part of a South East 1/4 of Section 22, Township 41 North, Range 11 East of the 1st Principal Meridian, described as follows: commencing at the South East corner of said Lot 1, Thence due West (being assumed bearing for this legal description) along the South line of said Lot 1, 455.93 feet; thence due North, 132.47 feet to a point for the point beginning of the property herein described; thence due West, 54.75 feet; thence due North, 43.65 feet; thence due East, 54.75 feet; thence due South .63 feet to the point of beginning.



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Property of Cook County

P.I.N. 08-22-401-032

1723 Charlot Ct., Mt. Prospect, Illinois

SUBJECT TO THE FOLLOWING EXCEPTIONS; COVENANTS CONDITION'S AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; PARTY WALT RIGHTS AND AGREEMENTS; EXISTING LEASES AND EASEMENTS; AND REAL ESTATE TAXES NOT DUE AND PAYABLE AT TIME OF CLOSING.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 24028900, AS AMENDED, IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF SAID LOT 1, 455.93 FEET; THENCE DUE NORTH, 82.89 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 546.10 FEET; THENCE DUE NORTH 99.06 FEET TO A POINT FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58; THENCE DUE EAST 54.75 FEET; THENCE DUE SOUTH 49.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, ALSO

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 24028900 AND AS AMENDED BY DOCUMENT NUMBER 24383777, IN COOK COUNTY, ILLINOIS.

TAX I.D. NUMBER:
08-22-401-035-0000

Commonly known as 1725 Chariot Ct., Mt. Prospect, Illinois

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

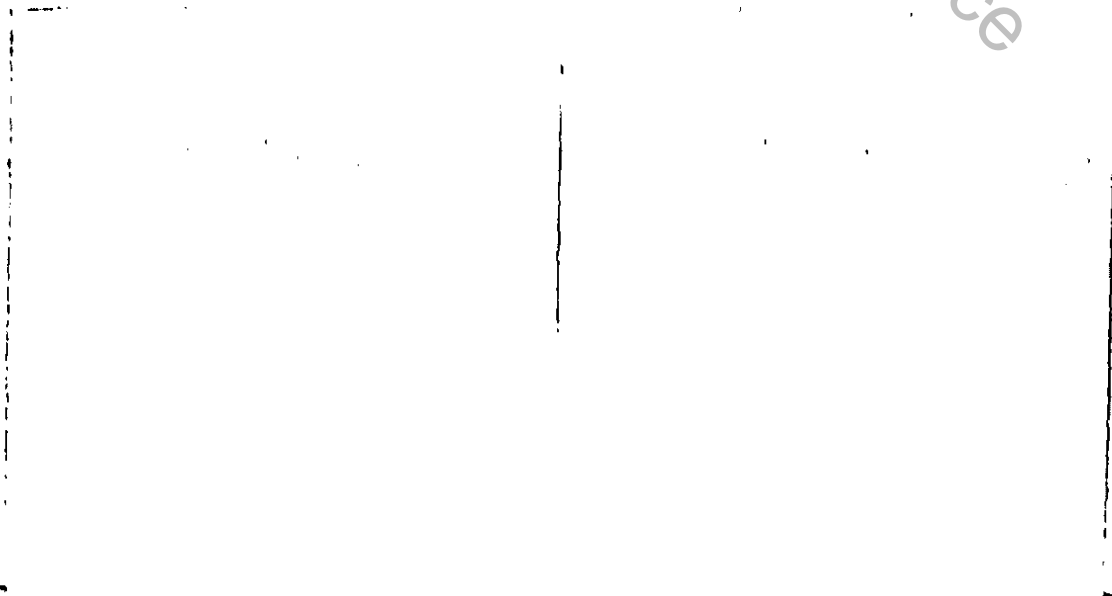
PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION ALONG THE SOUTH LINE OF SAID LOT 1, 644.10 FEET; THENCE DUE NORTH, 148.64 FEET; TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 64.75 FEET; THENCE DUE NORTH 43.63 FEET; THENCE DUE EAST, 64.75 FEET; THENCE DUE SOUTH, 43.63 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028900 AND AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 24384777, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1727 Charlotte Ct., Mt. Prospect, Illinois

P.L.N. 05:22401-036



UNOFFICIAL COPY

Property of Cook County Clerk's Office

PARCEL 1: That part of Lot 1 in Richmond Subdivision, being a Subdivision of that part of the South 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the South East corner of said Lot 1; thence due West (being an assumed bearing for this legal description) along the South line of said Lot 1, 544.10 feet; thence due North 192.27 feet to a point for the place of beginning of the property herein described; thence due West 54.75 feet; thence due North 49.58 feet; thence due East 54.75 feet; thence due South 49.58 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2: Easements for ingress and egress for the benefit of Parcel 1, as set forth in the Declaration of Easement, Covenants and Restrictions, recorded as Document 24028900, as amended by supplemental declaration recorded as Document 24384777, all in Cook County, Illinois.

Commonly known as 1729 Charlot Ct., Mt. Prospect, Illinois

P.I.N. 08-22-401-037

CLERK OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Property of Cook County Clerk's Office

PARCEL 1: That part of Lot 1 in Richmond Subdivision, being a Subdivision of part of the Southeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the South East corner of said Lot 1; thence due West (being an assumed bearing for this legal description) along the South line of said Lot 1, 698.82 feet; thence due North 142.05 feet to a point for the point of beginning of the property herein described; thence due west 54.75 feet; thence due North 49.58 feet; thence due East 54.75 feet; thence due South 49.58 feet to the point of beginning, in Cook County Illinois. PARCEL 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of easements recorded as Document No 24028900, as amended for ingress & egress all in Cook County Illinois together with the tenements and appurtenances thereto belonging to the grantor and to hold the same unto said parties of the second part ~~and Hemaxi Patel and Hemaxi Patel his wife as joint tenants with right of survivorship~~ and to the proper heirs, assigns and behoof forever of said party of the second part.

Property Address: 1731 Charlot Court Mt. Prospect Illinois 60056
Permanent Index Number: 08 22 401 040 0000

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

P. I. N. 08-22-401-039

Commonly known as 1733 Chariot Ct., Mt. Prospect, Illinois

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 698.82 FEET; THENCE DUE NORTH, 98.42 FEET; TO A POINT FOR THE PLACE OF BEGINING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 64.75 FEET; THENCE DUE NORTH 43.63 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 43.63 FEET, TO THE PLACE OF BEGINING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTYWALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE 1ST DAY OF JULY 1977 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24028900, AND IN SUPPLEMENTAL DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE 30 TH DAY OF MARCH 1978, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24384777, WHICH ARE INCORPORATED HEREIN BY REFERENCE THERETO.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PARCEL 1: That part of Lot 1 in Richmond Subdivision, being a subdivision of part of the Southeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows; Commencing at the Southeast corner of said Lot 1; thence due West (being an assumed bearing for this legal description) along the South line of said Lot 1, 698.02 feet; thence due North, 48.84 feet to a point for the place of beginning of the property herein described; thence due West, 54.75 feet; thence due North, 49.58 feet; thence due East, 54.75 feet; thence due South, 49.58 feet to the place of beginning.

PARCEL 2: Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements, appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated the 1st day of July, 1977, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24028900, and in Supplemental Declarations of Party Wall Rights, Easements, Covenants and Restrictions dated the 30th day of March, 1978, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24384777, which are incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them.

Commonly known as 1735 Chariot Ct., Mt. Prospect, Illinois

P. I. N. 08-22-401-038

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

P. I. N. : 08-22-401-041

Commonly known as 1737 Chariot Ct., Mt. Prospect, Illinois

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 781.50 FEET; THENCE DUE NORTH, 70.77 FEET; TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH 49.59 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 49.59 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS, APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS, FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE 1ST DAY OF JULY 1977, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24028900, AND IN SUPPLEMENTAL DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED THE 30TH DAY OF MARCH 1978, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24224777, WHICH ARE INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE & MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM.

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PARCEL 1: That part of Lot 1 in Richmond Subdivision, being a Subdivision of part of the Southeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Lot 1; thence due West (being an assumed bearing for this legal description) along the South line of said Lot 1, 781.50 feet; thence North 120.35 feet to a point for the Place of Beginning of the property herein described; thence due West, 54.75 feet; thence due North, 43.63 feet; thence due East, 54.75 feet; thence due South, 43.63 feet to the Place of Beginning, in Cook County,

Illinois.

PARCEL 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Covenants and Restrictions, recorded as Document Number 24028900 as amended by Supplemental Declaration, recorded as Document Number 24384777, all in Cook County, Illinois.

Commonly known as 1739 Chariot Ct., Mt. Prospect, Illinois

P.I.N. 08-22-401-042

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P. I. N.: 05-22-401-043

Commonly known as 1741 Chariot Ct., Mt. Prospect, Illinois

LEGAL DESCRIPTION.

PARCEL 1: THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 781.50 FEET; THENCE DUE NORTH, 163.98 FEET; TO A POINT FOR THE PLACE OF BEGINING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH 49.58 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET, TO THE PLACE OF BEGINING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF INGRESS AND EGRESS AS CREATED IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS & RESTRICTIONS DATED JULY 1, 1977 & RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24029900, AND IN SUPPLEMENTAL DECLARATIONS OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED MARCH 30, 1978, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24324777.

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1743 Chariot Court
Mount Prospect, Illinois

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 908.99 FEET; THENCE DUE NORTH 20.90 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST 49.80 FEET, THENCE DUE NORTH 54.75 FEET, THENCE DUE EAST 49.80 FEET, THENCE DUE SOUTH 54.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028900 AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NO. 24384777, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 08-22-401-047-0000

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1745 Chariot Court
Mount Prospect, Illinois

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 958.79 FEET; THENCE DUE NORTH 20.90 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST 49.80 FEET, THENCE DUE NORTH 54.75 FEET, THENCE DUE EAST 49.80 FEET, THENCE DUE SOUTH 54.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 24028900 AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NO. 24384777, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 08-22-401-048-0000

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Exhibit "A"

LEGAL DESCRIPTION:

Parcel 1: That part of Lot 1 in Richmond subdivision, being a subdivision of part of the Southeast 1/4 of Section 22, Township 41 North, Range 11 East of the Third Principal Meridian, lying East of a straight line drawn from a point on the North line of said Lot 1, 410.0 feet East of the Northwest corner thereof to a point on the South line of said Lot 1, 430.0 feet East of the Southwest corner thereof, (excepting therefrom all that part of said Lot 1 described as follows: beginning at the Northeast corner of said Lot 1; thence South along the East line of said Lot 1, 115.0 feet; thence West parallel with the North line of said Lot 1, 190.0 feet; thence Northwest 118.53 feet to a point on the North line of said Lot 1, 220.0 feet West of the Northeast corner thereof; thence East along the North line of said Lot 1, 220.0 feet to the place of beginning) in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as document No. 24028900, as amended for increase and decrease, all in Cook County, Illinois.

Commonly known as 1747 Chariot Ct., Mt. Prospect, Illinois

P.I.N. 08-22-401-044

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