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(Seller De-convert- Single Family Affirmation)

MAIL TO:

GEORGE W. FEIT
Building Department
City of Berwyn
6700 West 26th Street
Berwyn, Illinois 60402

98104704

DEPT-01 RECORDING \$25.50
T#0009 TRAN 1270 02/09/98 14:31:00
#5483 CG #98-104704
COOK COUNTY RECORDER

(3)

(The Above Space for Recorder's Use Only)

AGREEMENT FOR RESTRICTION OF USE

THIS AGREEMENT is made and entered into between the CITY OF BERWYN (the "City") and HENRYK KWEC and ELZBIETA KWEC ("Seller").

1. The Seller is under no legal disability.
2. The Seller is under a contract to sell, or will be seeking to sell, the real estate commonly known as 1632 WISCONSIN AVE Berwyn, Illinois, 60402, and legally described in Exhibit "A" attached hereto (the "Premises").
3. The Seller acknowledges the Premises is zoned "A-1 Single Family". However, Seller further acknowledges that an inspection of the Premises revealed that the Premises were modified to contain two (2) or more non-conforming living units, which is not in compliance with either the Building Code or Zoning Code (the "Code"). The Seller acknowledges that the two (2) or more non-conforming living units must be removed and the Premises de-converted to its "A-1 Single Family" zoning use. SINK & STOVE REMOVED. TO BE USED AS RECREATION ROOM ONLY
4. The Seller hereby acknowledges having received and reviewed a copy of the Certificate of Compliance Inspection Report detailing this and any other Code violations found on the Premises.
5. The Code requires the Seller/owner bring a Premises into compliance with Code prior to the sale of the Premises. To ensure compliance with the Code, the City will not issue transfer stamps until all Code violations are corrected.
6. To induce the City to issue transfer stamps, and to also induce the City to immediately issue building permits so the Seller may deconvert the Premises and correct any other Code violations, Seller has entered into this Agreement.

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7. The Seller agrees that no work shall be done on the Premises, without first applying for, and securing, a building permit from the City, and be completed in compliance with the Code.
8. The Seller agrees that within fifteen (15) days of the City's issuing a building permit, the Seller will remove the non-conforming living unit(s), convert the Premises back to an "A-1 Single Family" Premises, and correct such other Code violations as directed by the Inspector.
9. The Seller agrees to allow the City access to the Premises to conduct any and all necessary inspections to insure Seller's compliance with this Agreement.
10. In the event the Seller violates the terms of this Agreement, the Seller agrees to reimburse the City for all costs and expenses incurred in the enforcement of this Agreement, including reasonable attorney's fees.
11. This Agreement shall be binding upon the successors, agents and assigns of the Seller as well as all subsequent titleholders.
12. Nothing in this Agreement shall be construed as to preclude the City from enforcing the Code as it affects the Premises, whether by issuing violation tickets, stop work orders, requiring additional inspections or as otherwise provided by the Code.
13. The Seller agrees that this Agreement will be recorded with the Cook County Recorder of Deeds so future titleholders will have notice of this Agreement and the zoning of the Premises.

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DATED: 1-13-98

CITY OF BERWYN

SELLER - OWNER

BY: George W. Fejt

X Henry Duce

Title: CHIEF BUILDING INSPECTOR

X Thibault D'Alonzo - Duce

EXHIBIT A:

LEGAL DESCRIPTION AND PERMANENT INDEX NUMBER:

Permanent Real Estate Index No. 16-19-301-030

Address of Property 1632 S. Wisconsin

Berwyn

City or Village

LOT 17 IN BLOCK 7 IN FIRST ADDITION TO WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE SOUTH 1271.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 78, 79 AND 80 IN THE SUBDIVISION OF SAID SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 300 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

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NOTARY OF CITY EMPLOYEE'S SIGNATURE

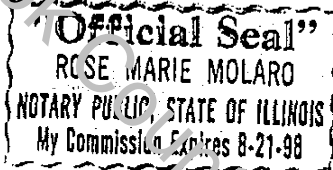
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Rose Marie Molaro, a Notary Public, do hereby certify that Henry W. Felt personally known to me to be an agent of the CITY OF BERWYN, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing and delivering said instrument on behalf of the CITY OF BERWYN, pursuant to authority given by the Berwyn City Council, as the free and voluntary act and deed of the CITY OF BERWYN, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13 day of January, 1998.

8-21-98
My commission expires.

Rose Marie Molaro
Notary Public



98104704

NOTARY OF SELLER-OWNERS SIGNATURE

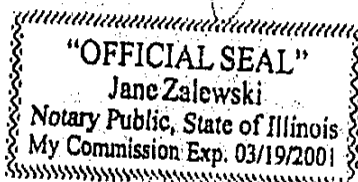
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, JANE ZALEWSKI, a Notary, do hereby certify that the above-named X Henryk KWEC and X ELZBIETA KWEC 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 they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of January, 1998

3/19/2001
My commission expires.

Jane Zaleski
Notary Public



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