

UNOFFICIAL COPY

DECLARATION OF COVENANT

3534160

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 7/10/70 and Registered as Document No. 2522806 and Plat of Easement registered as Document No. ~~232848~~, 2522805 of which this property is a part, for the express purpose of repairing and maintaining the streets, parking areas, sidewalks, lawns 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, requires automatic and mandatory membership in said Association, and the title holder hereof _____

covenant(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 Titles of Cook County, Illinois, and said Registrar is authorized to enter such notice as a memorial on the original Certificate of Title to this parcel.

The foregoing agreement and covenant shall run with the land and bind all future grantees, heirs and assigns.

July 14, 1986

FOR SIGNATURES SEE RIDER ATTACHED

Dated

STATE OF _____)
County of _____) SS.

I, _____

in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

personally known to me to be the same 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.

Given under my hand and _____ seal, this _____ day of _____ A.D. 19 ____.

Property Commonly Known As:

616 Piper Lane, Prospect Heights, IL 60070

P.I.N. 03-24-200-011 Vol. 233

Prepared by: Charles T. VanderVennet
1722 N. Milwaukee Avenue
Glenview, IL 60025

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DEPARTMENT OF REVENUE

...the extension of the Willow Park Property Owners
...and ...
...of the Willow Park
...as Document
...as Document No. 2522806

EXHIBIT A

The West 60.0 feet of the East 1273.0 feet (except the South 700.0 feet) and the West 55.0 feet of the East 1280.0 feet of the North 110.0 feet of the South 700.0 feet and the West 15.0 feet of the East 1295.0 feet of the North 15.0 feet of the South 605.0 feet all being of that part of the North Half (1/2) of the Northeast Quarter (1/4) of Section 24, Township 42 North, Range 11 East of the Third Principal Meridian, lying North of the North Line of the South 226.23 feet of said North Half (1/2) of the North East Quarter (1/4) of Section 24 and lying South of the Southerly Line of relocated Palatine Road and lying North and West of a line described as beginning at a point on the North Line of the South 226.23 feet of the North Half (1/2) of the Northeast Quarter (1/4) of said Section 24, 1107.90 feet West of the center line of Milwaukee Avenue (as measured on said North Line); thence North at right angles to said North line of the South 226.23 feet 215.00 feet; thence East at right angles to the last described line 30.00 feet; thence North at right angles to the last described line 327.15 feet to the Southerly Line of relocated Palatine Road, all in Cook County, Illinois, according to Plat of Survey registered as Document Number 2522806.

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COOK County Clerk's Office

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EXCULPATORY PROVISIONS

This instrument is executed by FIRST NATIONAL BANK OF MOUNT PROSPECT, Illinois, not personally but as Trustee, in the exercise of the power and authority conferred upon it as Trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated July 20, 1976 and known as Trust No. LT-801 to all provisions of which Trust Agreement this instrument is expressly made subject. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, promises, obligations, liabilities, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, promises, obligations, liabilities, undertakings and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal representations, promises, obligations, liabilities, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically held subject to said Trust Agreement, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the FIRST NATIONAL BANK OF MOUNT PROSPECT or any of the beneficiaries under said Trust Agreement on account of this instrument or on account of any representation, covenant, promise, obligation, liability, undertaking or agreement of the said Trustee in this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

FIRST NATIONAL BANK OF MOUNT PROSPECT, as Trustee under Trust #LT-801, and not personally,
By: [Signature]
Trust Officer

Attest: [Signature]
Assistant Secretary

STATE OF ILLINOIS)
COUNTY OF COOK)
SS)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Elizabeth C. Schaeffer, Trust Officer of the First National Bank of Mount Prospect and Anne Bucaro, Assistant Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, appeared before me this day and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that she, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as her own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 14 day of July 1986.

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MAY 26, 1987
MY COMMISSION EXPIRES

0 5 3 4 1 6 0

[Signature]
Notary Public

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JUL 24 4 08 PM '60

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IDENTIFIED NO. 34	REGISTER OF TOWN'S TAXES HARRY BJS JOURELL
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Blackburn

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REGISTRAR OF TITLES

INVESTIGATE
7/23/60

Charles T. Vanderkrommet
1722 N. Milwaukee Ave.
Skokie IL 60075

Property of Cook County Clerk's Office

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