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PARTY WALL DECLARATION  
AND MAINTENANCE AGREEMENT

DUPLEX RESIDENCE

 Whereas, Leon Jackson Jr. and Paulette E. Jackson, his wife are the present title holders of the following described real estate:

The East 29.55 feet of the West 87.55 feet of Lot One (1) in Bellwood Highlands, being a Subdivision of Lots One (1), Two (2), Three (3) and Four (4) (except the West 16.4 feet) of said Lot (4) in Sturm Estate Subdivision of part of the Southeast Quarter (1/4) of Section 8, Township 39 North, Range 12, East of the Third Principal Meridian.

PIN: 15-08-406-019

Whereas, Juan Antonio Villareal and Leticia P. Villareal, his wife are the present title holders of the following described real estate:

Lot One (1) (except the West 87.55 feet thereof) in Bellwood Highlands, being a Subdivision of Lots One (1), Two (2), Three (3) and Four (4) (except the West 16.4 feet) of said Lot (4) in Sturm Estate Subdivision of part of the Southeast Quarter (1/4) of Section 8, Township 39 North, Range 12, East of the Third Principal Meridian.

PIN: 15-08-406-020

Whereas, it is the intention of the said owners to enter into the attached party wall declaration and maintenance agreement for the duplex residence which has been erected upon aforesaid real estate.

County Clerk's Office

3686693

Party Wall Declaration and Maintenance Agreement  
Duplex Residence

JAV JBV

JAV JBV

Whereas, the undersigned Leon Jackson Jr. and Paulette E. Jackson, his wife, and Juan Antonio Villarreal and Leticia P. Villarreal, his wife are the present title holders of the following described real estate, upon which there has been erected a duplex residence:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AND MADE A PART HEREOF.

~~Lot 1 (except the West 87.55 feet thereof) and the East 29.55 feet of the West 87.55 of Lot 1 in Bellwood Highlands, being A Subdivision of Lots 1, 2, 3 and 4 except the West 16.4 feet of said Lot 4 in Sturm Estate Subdivision of part of the Southeast 1/4 of Section 8, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois.~~

15-08-406-020 and 15-08-406-019

Whereas, in the construction of said building there is a wall dividing both of said residences: and

Whereas, it is the intention of the undersigned that in the event of sale or transfer of either or both of said residences, that said dividing wall shall remain in the same condition for the use of any and all subsequent purchasers and the parties hereby declare their intentions and State:

1. Neither party shall alter or change said party wall in any manner, interior decoration excepted, and said party wall shall always remain in the same location as when erected and each party to said common or division wall shall own a perpetual easement in that part of the premises of the other on which said party wall is located, for party wall purposes.

2. The exterior of the Duplex Residence shall be decorated with a uniform color, which shall be cared upon by the owners of the dwellings within said duplex residence, and in the event that the owners cannot agree upon a uniform color, the acting Building Commissioner of the Village of BELLWOOD, shall decide the matter, and the decision shall be binding upon each and all of the owners in said Duplex Residence. The necessity and time for making such exterior decoration shall be determined in the same manner and of either or any owner or owners shall fail or refuse to pay the cost of such uniform exterior decoration of the property owned by him or her, the other may have the work done and have a mechanic's lien or materialmen's lien placed against the property of the defaulting owner. The owners of each unit of the Duplex Residence will be entitled to one vote per unit.

3. The expense of maintaining, repairing, and replacing roofs, downspouts and gutters shall be proportionately shared by the owners of the Duplex Residence, according to the relative cost thereof.

4. Each owner shall maintain his/hers grounds in a neat, tidy condition, including lawn care.

5. This declaration shall at all times be construed as a covenant running with the land.

Legal description affects property of [unclear] No 8114 and 1399941 [unclear] 2-9-88

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4204 Oak, Bellwood  
4206 Oak, Bellwood

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6. This declaration shall be binding upon the undersigned, their successors, assigns and grantees.

IN WITNESS WHEREOF, the parties have caused this agreement to be signed this 20 th day of January 1988

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
# BOX 119

*[Signature]*  
Leon Jackson Jr.

*[Signature]*  
Paulette E. Jackson J.A.V.

*[Signature]*  
Juan Antonio Villarreal L.P.V.

*[Signature]*  
Leticia E. Villarreal J.A.V. L.P.V.



Subscribed and sworn to before me this 20 th. day of January of 1988

*[Signature]*  
Notary Public.

38882222  
prepared by:  
Mila G. Novak  
2103 W. Lake St.  
Melrose Park, IL 60160

mail to: ↑

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28714  
139994  
NCS  
3686693  
INDUSTRY

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IDENTIFIED  
No.  
Register of Towns Titles  
HARRY BUS VIRELL  
GALT

HARRY (BUS) VIRELL  
REGISTRAR OF TITLES  
1900 FEB -9 PM 2:34

3686693

Property of Cook County Clerk's Office

REGISTERED  
1900 FEB 9 PM 2:34  
HARRY (BUS) VIRELL  
REGISTRAR OF TITLES

GREATER ILLINOIS  
TITLE COMPANY  
BOX 116  
15773

3686693