

PARTY WALL AGREEMENT

WHEREAS, the undersigned, GARY P. AND JEANNE M. SZCZODROWSKI, HIS WIFE, and MARK W. HERMANN, A BACHELOR, AND SUSAN J. HANDLIN, DIVORCED AND NOT SINCE REMARRIED, are the present title holders of the following described real estate, upon which there has been erected a duplex residence:

THAT PART OF LOT 30 IN BELLAIRE MANOR UNIT NUMBER 2, A SUBDIVISION IN PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 30, 39.32 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SAID NORTH LINE, 15.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ALONG THE SAID NORTH LINE, 17.10 FEET ALONG AN ARC OF A CIRCLE WHOSE RADIUS IS 75.00 FEET AND BEING CONVEX TO THE SOUTH TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE SOUTH 12 DEGREES 07 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 30; 111.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE NORTH 89 DEGREES 03 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 30, 57.15 FEET TO A POINT, SAID POINT BEING 40.05 FEET (AS MEASURED ALONG THE SOUTH LINE THEREOF) WEST OF THE SOUTHEAST CORNER OF SAID LOT 30; THENCE NORTH 0 DEGREES 23 MINUTES 40 SECONDS WEST, (ALONG A PORTION OF A PARTY WALL), 107.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1156 FULTON DRIVE, STREAMWOOD, ILLINOIS 60107
PERMANENT INDEX NUMBER: 06-27-401-141

AND,

LOT 30 IN BELLAIRE MANOR UNIT NUMBER 2, A SUBDIVISION IN PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 30, 39.32 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SAID NORTH LINE, 15.66 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ALONG THE SAID NORTH LINE, 17.10 FEET ALONG AN ARC OF A CIRCLE WHOSE RADIUS IS 75.00 FEET AND BEING CONVEX TO THE SOUTH TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE SOUTH 12 DEGREES 07 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 30; 111.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE NORTH 89 DEGREES 03 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE

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Party Wall Agreement Continued:

OF SAID LOT 30, 57.15 FEET TO A POINT, SAID POINT BEING 40.05 FEET (AS MEASURED ALONG THE SOUTH LINE THEREOF) WEST OF THE SOUTHEAST CORNER OF SAID LOT 30; THENCE NORTH 0 DEGREES 23 MINUTES 40 SECONDS WEST, (ALONG A PORTION OF A PARTY WALL), 107.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1158 FULTON DRIVE, STREAMWOOD, IL 60107
PERMANENT INDEX NUMBER: 06-27-401-142

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;

NOW, THEREFORE, for the purpose of declaring their intentions, the undersigned hereby state:

1. Said dividing wall shall be a party wall for said real estate so long as both of said residences as now constructed shall not be materially altered or changed.

2. No persons shall have the right to add or to detract from the party wall in any manne whatsoever, it being the intention that the party wall shall at all times remain in the same position as when erected.

3. If it shall become necessary to repair the party wall, the expense of rebuilding the same shall be borne by the then owners, in equal proportions, and whenever the party wall, or any portion thereof, shall be rebuilt, it shall be erected on the same place where it stands and be of the same size as when originally erected as shown by the plat of subdivision of Bellaire Manor Unit NO. 2, registered May 15, 1975, as document 2752784 and recorded September 12, 1974, as document 22864648.

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

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

Party Wall Agreement Continued:

IN WITNESS WHEREOF, the parties have caused this agreement to be signed this 15 day of June, 1990.

GARY P. SZCZODROWSKI

MARK W. HERMANN

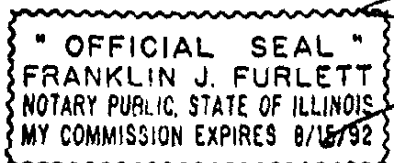
JEANNE M. SZCZODROWSKI

SUSAN J. HANDLIN

STATE OF ILLINOIS, COUNTY OF COOK,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY P. and JEANNE M. SZCZODROWSKI, HIS WIFE, 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, sealed, and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of June, 1990.



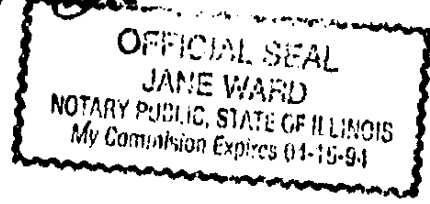
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK W. HERMANN, A BACHELOR and SUSAN J. HANDLIN, DIVORCED AND NOT SINCE REMARRIED 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 that he signed, sealed, and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of June, 1990.

Jane A. Ward
Notary Public



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DUPLICATE

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1990 JUN 19 AM 11:30
CAROL MOSLEY BRAUN
REGISTRAR OF TITLES

IDENTIFIED
No.
Registrar of Titles
CAROL MOSLEY BRAUN
Cook County, IL

3889898

ATTORNEYS' TITLE
GUARANTY FUND, INC.
29 S. LA SALLE 5th FLOOR
CHICAGO, IL 60603

Property of Cook County Clerk's Office

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