

DECLARATION OF RESTRICTIONS

1877540

HAWTHORNE KNOLLS

This Declaration of Restrictions, made this 19<sup>th</sup> day of October, 1977, by OLD ORCHARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated September 2, 1975, and known as Trust No. 7519, and not individually, hereinafter referred to as the "Trustee",

WITNESSETH: THAT

WHEREAS, the Trustee is the legal title holder of the following described real estate in the County of Lake and State of Illinois:

The North West quarter of the North West quarter of Section 13 and the North East quarter of the North East quarter of Section 14, all in Township 43 North, Range 10, East of the 3rd P.M., and all that part of Lots 1, 2 and 3 in Block 3, Lots 4, 5, 6 and 7, in Block 2 and all that part of Lot "A" and Prairie Lane, as shown on the Plat of Subdivision of Longview Knolls in the West half of the North East quarter of Section 14, Township 43 North, Range 10, East of the 3rd P.M., and recorded August 1, 1960 as Document 1077279, in Book 35 of Plats, page 43, lying Easterly of the Easterly right of way line of Federal Aid Route 61 and being more particularly described as follows: Commencing at the North East corner of Lot "A" in said Longview Knolls Subdivision; thence West along the North line thereof, 249.51 feet to a point 125 feet East of the center line of Federal Aid Route 61; thence South parallel to the center line of said highway (Deed 999.4 feet) to a point on the Southerly line of Prairie Lane in said Subdivision; thence North Easterly along the Southerly line of said Prairie Lane, being a curved line convex South Easterly having a radius of 90.0 feet for an arc distance of 41.32 feet; thence South 353.58 feet to a point on the South line of Lot 4 in Block 2 in said Subdivision, said point being 179.52 feet West of the South East corner of Lot 6 in said Block 2; thence East along the South line of said Lots 4 and 6, 179.52 feet to the South East corner of said Lot 6; thence North along the East line of said Subdivision, 1,344.75 feet, more or less, to the place of beginning, in Lake County, Illinois.

and

WHEREAS, a plat of subdivision of said property has recently Document No. 1869966 - on October 3, 1977 been filed/and recorded dividing said property into individual lots; and

WHEREAS, the Trustee intends and desires by this Declaration to establish for the benefit of all future owners of the above-described property certain restrictions, covenants and conditions relating to the

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future use thereof for the purpose of enhancing and perfecting the values, desirability and attractiveness of said property.

NOW, THEREFORE, OLD ORCHARD BANK AND TRUST COMPANY, as Trustee aforesaid, as legal title holder of said described property and for the purposes above set forth, declares and places the following restrictions, covenants and conditions upon the use thereof:

1. The property shall be used for single-family residential purposes only, and no building shall be erected, constructed or maintained thereon other than a single-family dwelling with private garage.
2. No one-story dwelling or residence shall be erected on any building plot on said property with less than a floor area of 2400 square feet of living area.
3. No two-story or bi-level dwelling or residence shall be erected on any building plot on said property with less than a floor area of 2800 square feet of living area.
4. No building shall be erected, placed or altered on any building plot on said property until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures on the property, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of William A. Rychlik, Robert Kreisheimer and Daniel Alspach, Jr. or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of a member or members of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations have been commenced



said County in the State aforesaid DO HEREBY CERTIFY that Robert L. Haire,  
Assistant Trust Officer \_\_\_\_\_ President of Old Orchard Bank and Trust  
Company, and Robert D. Woods, Vice President, \_\_\_\_\_ Secretary thereof,  
personally known to me to be the same persons whose names are subscribed  
to the foregoing instrument as such A.T.O. \_\_\_\_\_ President and V.P. \_\_\_\_\_  
Secretary, respectively, appeared before me this day in person and acknow-  
ledged that they signed and delivered said instrument as their own free and  
voluntary act, and as the free and voluntary act of said corporation for  
the uses and purposes therein set forth; and said ATO & VP \_\_\_\_\_ Secretary  
did then and there acknowledge that he as custodian of the Corporate Seal  
of the Corporation did affix said Corporate Seal to said instrument as his  
own free and voluntary act, and as the free and voluntary act of said  
Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of  
October, 1977.

*Karen A. Mich*  
\_\_\_\_\_  
Notary Public

My commission expires: My Commission Expires April 22, 1980

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LAKE COUNTY ILLINOIS

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✓  
*[Signature]*  
RECORDER OF DEEDS

MAIL TO: WILLIAM A. EYCHLIK  
1740 WAUKEGAN ROAD  
GLENVIEW, ILLINOIS  
60025

PREPARED BY ↑