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CHUCK R. VENVERTLOH
ADAMS COUNTY CLERK/RECORDER
ADAMS COUNTY, ILLINOIS
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RECORDING FEE	16.00
RHSP HOUSING FEE	9.00
COUNTY GIS	19.00
RECORDER GIS	1.00

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS

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9 This Declaration of Protective Covenants, Conditions, and Restrictions made this
day of January, 2018 by APT Real Estate Holdings, L.L.C., referred to as
“Declarant.”

WHEREAS, Declarant is the owner of the following described real estate (the
“Real Property”):

A tract of land being part of the Northwest Quarter of Section 4, Township 2
South, Range 8 West of the Fourth Principal Meridian, Adams County, Illinois,
being more particularly described as follows:

Commencing at a found #5 rebar at the Southwest corner of the Northwest
Quarter of said Section 4; thence North 01 degrees 00 minutes 13 seconds East
along the West line of said Northwest Quarter a distance of 240.37 feet; thence
leaving said West line South 89 degrees 30 minutes 59 seconds East a distance of
41.25 feet to a found concrete monument on the Easterly right-of-way of 48th
Street and the true point of beginning; thence along said Easterly right-of-way
North 01 degrees 20 minutes 24 seconds East a distance of 814.82 feet, a found
iron pin bears South 89 degrees 29 minutes 29 seconds East a distance of 4.88
feet; thence leaving said Easterly right-of-way South 89 degrees 29 minutes 29
seconds East a distance of 1274.31 feet to a found stone on the East line of the
West half of the Northwest Quarter of said Section; thence along said East line
South 01 Degrees 03 minutes 20 seconds West a distance of 814.21 feet to a
found concrete monument; thence leaving said East line North 89 degrees 30
minutes 59 seconds West a distance of 1278.36 feet to the point of beginning,
containing 23.86 acres more or less.

WHEREAS, Declarant intends to restrict the use of the Real Property for the benefit of future owners of the said Real Property and for the general benefit of the people of the City of Quincy:

NOW, THEREFORE, Declarant declares that said Real Property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions, and restrictions hereinafter set forth for the use and benefit of said Real Property and every person or entity who now or in the future owns any portion or portions of said Real Property.

I. Prohibited Uses

The following uses are not permitted on any portion of the Real Property:

- Taverns (other than ancillary to a restaurant)
- Liquor Stores
- Pawn Shops
- Mobile Home Parks
- Manufacturing businesses of any kind

II. Penalties, Limits and Replacements

A. These covenants shall become effective upon the recording of this instrument with the Recorder of Deeds of Adams County, Illinois.

B. Except as set forth herein, these covenants herein set forth shall run with the land and shall bind the present owner, its successors and assigns; and all parties claiming by, through or under them shall be taken to hold, agree and covenant with the owner of said Real Property, with its successors and assigns, and with each of them to conform to and observe said restrictions as to the use of the Real Property and the construction of improvements thereon. Issuance of a building permit on the above-described tracts by the City of Quincy shall not create an estoppel to the enforcement of any violation of these covenants.

C. These restrictions shall be effective and binding on grantor, grantee, their respective assigns, successors in interest and all parties claiming by, under or through them until December 31, 2022, at which time these restrictions shall be automatically extended for successive periods thereafter of ten (10) years each, unless modified at any time by execution and recording of amendments by the written consent of all of the then fee simple owners of the land area subject to these covenants.

D. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

E. If any owner, tenant or assignee of any part of the Real Property, or any other person, should violate any of these conditions, covenants, restrictions, or easements, it shall be lawful and permissible for any one or more of the other land owners of any



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