

No. 3294 filed this 7th day of June A.D., 1965 at 11:34 o'clock A.M.

KNOW ALL MEN BY THESE PRESENTS, that we, Robert J. Hufendick and Virginia Ann Hufendick, husband and wife, being the sole owners of the following described real estate:

Lots One (1) through Fifteen (15) of Bradmoor, a Subdivision of part of the Southwest Quarter of Section Seven (7) in Township Two (2) South of the Base Line, Range Eight (8) West of the Fourth Principal Meridian situated in the County of Adams and State of Illinois.

do hereby make and establish the following protective covenants, which shall cover all lots in said Bradmoor, and each and every part thereof, which covenants shall run with the land and shall be binding upon the parties hereto, and shall be binding upon each and every person, firm and corporation claiming by, through or under us, or either of us, for a period of twenty-five years from the date hereof, at which time such covenants shall be extended automatically for successive periods of ten years unless a majority of the then owners of such lots, through a written instrument duly recorded in the Office of the Recorder of Deeds, shall amend or suspend such covenants.

In the event that either of us, or any person claiming by, through or under us, or either of us, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, firm or corporation owning any real estate in said Bradmoor to prosecute any proceedings at law or in equity against the person, firm or corporation violating or attempting to violate any such covenant and either to prevent him, her or it from so doing or to recover damages or other dues for such violation.

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

No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than twenty-five feet to the front lot line, nor nearer than twenty-five feet to any side street line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than six thousand square feet or a width of less than sixty feet at the front building set back line.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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No dwelling shall be permitted on any lot which has less than 1500 square feet of living area, exclusive of garages or porches; nor shall any garages of less than 20 feet by 20 feet be permitted on any lot.

Easements are reserved as shown on the recorded plat for utility location, construction, establishment, maintenance and operation and no permanent building or structure shall be erected on said easements.

No sign of any kind shall be displayed to the public view on any lot except one sign not more than five square feet advertising the property for sale or rent and except signs used by a builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets (not to exceed two such pets per residence) may be kept provided they are not kept, bred or maintained for any commercial purpose.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

IN WITNESS WHEREOF, the parties hereto have hereunto signed their names and affixed their seals this 4th day of June, 1965.

Robert J. Hufendick (SEAL)
Robert J. Hufendick

Virginia Ann Hufendick (SEAL)
Virginia Ann Hufendick

STATE OF ILLINOIS }
COUNTY OF ADAMS } SS.

I, Karen A. Wild, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert J. Hufendick and Virginia Ann Hufendick, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN Under my Hand and Notarial Seal, this 4th day of June, 1965.



Karen A. Wild
Notary Public

The above Protect Covenants was filed for record in the Office of the Recorder of Deeds for Adams County, Illinois on