

**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR
BOGEY HILLS ESTATES SUBDIVISION,
Third ADDITION**

WHEREAS, Dual Development Company II, a joint venture, is the owner of Lots 44 through 72 inclusive in Bogey Hills Estates Subdivision, Third Addition, a subdivision of the following described property:

(See attached Exhibit "A" for legal description)

as set forth in the plat recorded in the office of the Recorder of Deeds, Sangamon County, Illinois on the 28th day of DECEMBER, 2004, as Document No. 2004 R 61272;

AND WHEREAS Dual Development Company II wishes to submit the property described in Exhibit "A" comprising Bogey Hills Estates Subdivision, Third Addition, to the provisions of the Declaration of Easements, Covenants and Restrictions for Bogey Hills Estates Subdivision, First Addition, which declaration was recorded DECEMBER 28 2004 as Document No. 2004 R 61269 in the office of the Recorder of Deeds, Sangamon County, Illinois;

NOW, THEREFORE, Dual Development Company II, a joint venture, does hereby declare as follows:

1. That the property described in Exhibit "A" comprising Bogey Hills Estates Subdivision, Third Addition, Lots 44 through 72, is hereby declared to be subject to the terms, covenants, conditions and restrictions of the Declaration of Easements, Covenants and Restrictions for Bogey Hills Estates Subdivision, First Addition recorded DECEMBER 28, 2004 as Document No. 2004 R 61269.

2. Except where specifically amended by this document, the remainder of the Declaration of Easements, Covenants and Restrictions for Bogey Hills Estates Subdivision, First Addition referred to above shall apply in full to Bogey Hills Estates Subdivision, Third Addition as described herein. The Developer, at any time, retains the right to amend these covenants and restrictions to resolve any ambiguity, conflict, scrivener's error or

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similar reformation of this instrument without the consent of any owner of property within Bogey Hills Estates Subdivision, all plats. Such amendment shall be effective upon recording said corrective document with the office of the Recorder of Deeds, Sangamon County, Illinois and shall be binding on the owners of lots or parcels in Bogey Hills Estates Subdivision, all plats.

3. The undersigned certify and covenant that they hold title to all of said land and are authorized to execute this instrument.

IN WITNESS WHEREOF, Dual Development Company II has caused this instrument to be executed by Maurice B. Dullenty, Janice E. Dullenty, Joseph G. Albers and Sandra K. Albers this 23 day of NOVEMBER, 2004.

DUAL DEVELOPMENT COMPANY II

By: Maurice B. Dullenty
Maurice B. Dullenty

Janice E. Dullenty
Janice E. Dullenty

Joseph G. Albers
Joseph G. Albers

Sandra K. Albers
Sandra K. Albers

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Karen M. Rose, a Notary Public in and said County and State aforesaid, DO HEREBY CERTIFY that Maurice B. Dullenty, 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 as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of November, 2004.



Karen M. Rose
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Karen M. Rose, a Notary Public in and said County and State aforesaid, DO HEREBY CERTIFY that Janice E. Dullenty, 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 as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of November, 2004.



Karen M. Rose
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Karen M. Rose, a Notary Public in and said County and State aforesaid, DO HEREBY CERTIFY that Joseph G. Albers, 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 as his free and voluntary act, for the uses and purposes therein set forth.

Exhibit A

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois described as follows: Beginning at the Northwest corner of said Quarter - Quarter Section; thence N.89°57'32"E., on the North line of said Quarter - Quarter Section, 711.22 feet; thence S.00°02'28"E., 260.00 feet; thence N.89°57'32"E., 19.91 feet; thence S.00°02'28"E., 140.00 feet; thence S.89°57'32"W., 340.64; thence S.00°01'47"W., 836.39 feet; thence N.89°58'13"W., 131.00 feet; thence N.00°01'47"E., 0.52 feet; thence N.89°58'13"W., 260.00 feet to the Quarter-Quarter Section Line; thence N.00°01'47"E., on said Quarter - Quarter Section Line 1,235.39 feet to the Point of Beginning, containing 14.10 acres, more or less.

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12/28/2004 09:54AM

**SANGAMON COUNTY
ILLINOIS**

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**MARY ANN LAMM
SANGAMON COUNTY RECORDER**

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