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**DECLARATION OF EASEMENTS,  
CONDITIONS AND RESTRICTIONS RELATING TO  
DEERFIELD COMMON AREAS AND  
DECLARATION OF PROTECTIVE COVENANTS** *qtm*

This declaration of easements, conditions and restrictions relating to Deerfield Common Areas made on the date hereinafter set forth by and between Oak Park Subdivision Corp., an Illinois corporation, of Springfield, Illinois, hereinafter referred to as "Oak Park," and IAA Trust Company of Bloomington, Illinois, Trustee under Trust Agreement dated November 29, 1985, and known as Trust No. P1158 and IAA Trust Company of Bloomington, Illinois, Trustee under Trust Agreement dated November 29, 1985, and known as Trust No. P1159, hereinafter referred to as "IAA Trust."

**WITNESSETH:**

**WHEREAS**, IAA Trust is the owner of certain property in Sangamon County, Illinois, which is more particularly described in Exhibit "A" attached hereto; and

**WHEREAS**, Oak Park is the owner of certain property adjacent and contiguous to the aforesaid property set forth in Exhibit "A," such property is more particularly described in Exhibit "B" attached hereto; and

**WHEREAS**, the property described in Exhibit "B" constitutes, comprises, and is known as "Deerfield First and Second Addition"; and

**WHEREAS**, only residential units will be located in and upon Deerfield First and Second Addition; and

**WHEREAS**, the property described in Exhibits "A" and "B" constitutes and comprises the entire planned Deerfield Subdivision; and

**WHEREAS**, residential units and non-residential structures and entities will be located in and upon the property described in Exhibit "A"; and

**WHEREAS**, this Declaration of Easements, Conditions and Restrictions relating to Deerfield Common Areas and this Declaration of Protective Covenants shall apply to Deerfield First and Second Addition and that area or portion of the real estate described in Exhibit "A" which is developed for residential purposes; and

**WHEREAS**, this Declaration of Easements, Conditions and Restrictions relating to Deerfield Common Areas and Declaration of Protective Covenants shall not apply to any area

From said point of beginning; thence North 50 degrees 41 minutes 38 seconds West, a distance of 180.00 feet; thence South 39 degrees 18 minutes 22 seconds West, a distance of 16.92 feet; thence North 50 degrees 41 minutes 38 seconds West, a distance of 130.00 feet; thence South 39 degrees 18 minutes 22 seconds West, a distance of 5.00 feet; thence North 50 degrees 41 minutes 38 seconds West, a distance of 130.00 feet; thence North 39 degrees 18 minutes 22 seconds East, a distance of 63.90 feet; thence North 50 degrees 41 minutes 38 seconds West, a distance of 181.90 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 375.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 130.00 feet; thence North 84 degrees 17 minutes 22 seconds East, a distance of 50.25 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 10.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 130.00 feet; thence South 84 degrees 17 minutes 22 seconds East, a distance of 50.25 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 589.42 feet to the westerly right of way line of said Chicago and Northwestern Railroad; thence South 39 degrees 18 minutes 22 seconds West along said westerly right of way line, a distance of 261.07 feet to the point of beginning, containing 9.00 acres, more or less.

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SANGAMON COUNTY  
ILLINOIS

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*Mary Ann Samuel*  
RECORDER

RTN:  
Oak Park Subdivision Corp  
800 First National Bank Bldg  
Springfield, IL 62701

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