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00632107

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2000-08-17 10:03:32

Cook County Recorder

27.50



00632107

THIS DOCUMENT PREPARED BY  
AFTER RECORDING RETURN TO:

Janet M. Johnson  
Schiff Hardin & Waite  
6600 Sears Tower  
Chicago, Illinois 60606  
Telephone: (312) 258-5658  
Facsimile: (312)258-5600

BOX 408

(This space reserved for Recorder's Office)

**COVENANT**

Know all men by these presents that the undersigned, **MICHIGAN PLACE, LLC**, an Illinois limited liability company, the Lessee under that certain Ground Lease dated as of December 7, 1999 and recorded on February 29, 2000 as Document No. 00147967, creating a leasehold estate in the property legally described as follows ("Property"):

See Exhibit A attached hereto and made a part hereof

does hereby covenant and agree for itself, its successors and assigns that the maintenance and repair of the common sewer and water lines located anywhere on the Property from the point of connection to the sewer main in the public street shall be Common Elements (as defined in the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for The Michigan Place Condominium ("Declaration")) to be recorded prior to the sale of the first Unit (as defined in the Declaration) constructed on the Property) and, as Common Elements, shall be the responsibility of the Michigan Place Condominium Association (to be created pursuant to the Declaration) after such lines are constructed in a manner as is approved by the City of Chicago, as amended from time to time, and shall not be the responsibility of the City of Chicago. The undersigned further states that this Covenant shall run with the land and shall be binding upon all subsequent grantees of any Units served by such sewer or water lines. This Covenant is made to induce the City of Chicago to furnish sewer and water service to the above-described Property.

**IN WITNESS WHEREOF**, Michigan Place, LLC has caused the foregoing Covenant to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this \_\_\_\_\_ day of August, 2000.

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**MICHIGAN PLACE, LLC**, an Illinois  
limited liability company

By: Shorebank Development Corporation,  
Chicago, a Delaware corporation, its  
managing member


By: My PC  
Its: UPI

## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

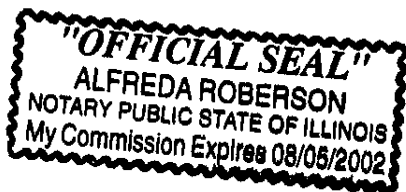
I, Alfreda Roberson, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Tim Hansen as the VPCFO of **SHOREBANK DEVELOPMENT CORPORATION, CHICAGO**, a Delaware corporation, the managing member of **MICHIGAN PLACE LLC**, an Illinois limited liability company; personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said limited liability company and as his own free and voluntary act, for the uses and purposes set forth therein.

**GIVEN** under my hand and notarial seal this 16<sup>th</sup> day of August, 2000.

  
Notary Public

**My Commission expires:**

08/05/2002



CONSENT OF GROUND LESSOR

ILLINOIS INSTITUTE OF TECHNOLOGY, an Illinois not-for-profit corporation, Lessor under the above-described Ground Lease of the Property, hereby consents to the execution and recording of the attached Covenant and agrees that said Covenant is subject thereto and to the provisions of the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for The Michigan Place Condominium.

IN WITNESS WHEREOF, Illinois Institute of Technology has caused this Consent of Ground Lessor to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois, on this 14TH day of August, 2000.

ILLINOIS INSTITUTE OF  
TECHNOLOGY, an Illinois not-for-profit  
corporation

By: John P. Collins  
Its: Vice President for Business and Finance

ATTEST:

Mary Anne Smith  
Its: Secretary

ACKNOWLEDGMENT

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

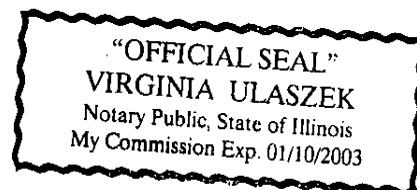
I, Virginia Ulaszek, a Notary Public in and for the County and State aforesaid, do hereby certify that John P. Collins and Mary Anne Smith, respectively of ILLINOIS INSTITUTE OF TECHNOLOGY, an Illinois not-for-profit corporation, as such Vice President for Business and Finance and Secretary, appeared before me this day in person and acknowledged to me that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 14TH day of August, 2000.

Virginia Ulaszek  
Notary Public

My Commission expires:

01/10/2003



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## Exhibit A

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### Legal Description of Property

LOTS 10, 11, 13 TO 22, SOUTH 6 INCHES OF LOT 27, LOTS 29, 30, 31, 34 TO 39, 41 TO 50 ALSO LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOTS 23, 26 AND 27 (EXCEPT THE SOUTH 6 INCHES OF LOT 27), ALL IN BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO

ALL THOSE PORTIONS OF THE ALLEY LYING BETWEEN THE LOTS HEREIN DESCRIBED WHICH HAVE HERETOFORE BEEN VACATED BY THE CITY AND HAVE BEEN OR ARE HEREAFTER ACQUIRED BY LESSOR.

ADDRESS OF PROPERTY: Vacant Land Bounded by Michigan Avenue on the West, 32nd Street on the South, Indiana Avenue on the East and Lots 7 and 12 in Block 1 in Charles Walker's Subdivision on the North.

PINs:

17-34-102-002	17-34-102-024
17-34-102-003	17-34-102-025
17-34-102-004	17-34-102-026
17-34-102-005	17-34-102-030
17-34-102-006	17-34-102-032
17-34-102-008	17-34-102-033
17-34-102-009	17-34-102-035
17-34-102-010	17-34-102-036
17-34-102-011	17-34-102-037
17-34-102-012	17-34-102-038
17-34-102-013	17-34-102-039
17-34-102-014	17-34-102-040
17-34-102-015	17-34-102-041
17-34-102-018	17-34-102-042
17-34-102-022	17-34-102-043
17-34-102-023	17-34-102-044