



0010284464

This Instrument prepared by
and return to after recording:



Schain, Burney, Ross & Citron
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

COVENANT

Know all men by these presents that the undersigned, Park Place Chicago, LLC, an Illinois limited liability company, owner of the title to the property legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

Commonly known as: 600-628 North Kingsbury, Chicago, Illinois
Permanent Index Numbers: 17-09-126-010-0000 (hereinafter referred to as "Property")

does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer lines located anywhere on the Property from the point of connection to the sewer main in the public street shall be the responsibility of the owners of the One Hundred Seventy-six (176) residential living units and Two Hundred Sixteen (216) parking units, including without limitation, the units in the Park Place Condominium Association, to wit:

- Units 1A through 1F;
- Units 2N, 2O, and 2P;
- Units 3A through 3F;
- Units 3N, 3O, and 3P;
- Units 5A through 5F;
- Units 5N, 5O, and 5P;
- Units 7A through 7F;
- Units 8A through 8F;
- Units 9A through 9F;
- Units 10A through 10F;
- Units 11A through 11F;
- Units 14A through 14F;
- Units 15A through 15F;
- Units 16A through 16F;
- Units 17A through 17F;
- Units 18A through 18F;
- Units 19A through 19F; and
- Units 19Q, 19R, 19S, 19T, 19V, and 19W.

to be constructed as 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. This covenant is made to induce the City of Chicago to furnish sewer and water service to the above described Property.

[SIGNATURES APPEAR ON NEXT PAGE]

MEM North 0101041439 / 2 Jan

UNOFFICIAL COPY

This Covenant is dated this 20 day of March, 2001.

**PARK PLACE CHICAGO, LLC, an Illinois
limited liability**

By: Samuel Persico

Name: SAMUEL L. PERSICO, PRESIDENT STONEGATE DEVELOPMENT
OF ILLINOIS, INC

Its: MANAGER

DB/Agreements/Metropolitan-Covenant-Kingsbury-a

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

Parcel 1:

That part of Block 3 in Assessor's Division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East dock line of the North branch of the Chicago River; lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West; thence West along a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West 163.0 feet; thence Southwesterly in a straight line to a point in said dock line of said North branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said dock line) from the point of intersection of said dock line with said line so drawn 3.0 feet North of and parallel with the center of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said Assessor's Division of said Kingsbury tract; thence West along said parallel line, 142.0 feet to a point; thence North at right angles 13.0 feet; thence West at right angles to a point on the East dock line of the North branch of Chicago River, in Cook County, Illinois.

Parcel 2:

That part of Block 3 in Assessor's Division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from the intersection of said line with the West line of Kingsbury Street; thence Southwesterly to a point in the dock line of the East bank of the North branch of the Chicago River which is 70.8 feet Southeasterly from intersection of dock line, said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street; thence Northwesterly along said dock line of said East bank of said river, 9.80 feet; thence Northeasterly in a straight line to the point of beginning, said land being more particularly described in a Deed from Hugh Mcbirney and Isabelle M. Mcbirney, his wife, to Percival W. Clement, dated November 22, 1899, recorded in Volume 6925 Page 164 of land records in the Recorder's Office of Cook County, Illinois.

PZN 17-09-126-010