



THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

Alan D. Lev, Esq.
Ruttenberg & Ruttenberg
833 N. Orleans, Suite 400
Chicago, IL 60610

MAIL TO [handwritten] north
NOW 175K
[handwritten signature]

COVENANT

Know all men by these presents that the undersigned, 18th & Indiana LLC, an Illinois limited liability company, as holder of legal title to the property (the "Property") legally described on Exhibit "A" attached hereto, does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer lines and water main lines constructed by the undersigned and located anywhere on the property from the point of connection to the sewer main or water main, as the case may be, in the public street as indicated on the civil plans (sheet C-3) dated March 15, 2001, filed with the Department of Sewers in the City of Chicago, shall be its responsibility until such time as the Declaration of Covenants, Restrictions and Easements for Kensington Park Townhomes Homeowners' Association (the "Declaration") is prepared and recorded with the office of the Recorder of Deeds of Cook County, Illinois, and shall not be the responsibility of the City of Chicago. The Declaration shall provide that the said Homeowners' Association shall assume all responsibility for the maintenance and repair of all such sewer and water lines.

This Covenant is made to induce the City of Chicago to furnish sewer and water service to the Property. This Covenant shall run with the land and shall be binding upon all subsequent grantees, provided however, that the undersigned shall be released from the obligation of this Covenant at such time as the Declaration is recorded.

Dated: May 15, 2001

18th & Indiana LLC,
a Delaware limited liability company

By: Buck 18th & Indiana LLC,
an Illinois limited liability company,
its manager

By: Belgravia 18th & Indiana LLC, an Illinois
limited liability company, its manager

By: Belgravia Group, Ltd., an Illinois
corporation, its manager

By: [Signature]
Alan D. Lev, Exec. Vice-President



Subscribed and Sworn to before
me this 15 day of May, 2001.

[Signature]
Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0010409395
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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 6, INCLUSIVE, IN WIRT D. WALKER'S SUBDIVISION OF THE NORTH 12 FEET OF LOT 27 AND ALL OF LOTS 28, 29 AND 30 IN BLOCK 8 OF ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SUBDIVISION WAS RECORDED ON FEBRUARY 24, 1886 IN BOOK 21, PAGE 37 AS DOCUMENT 693762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 26, 63 AND 64, AND LOT 27 (EXCEPT THE NORTH 12 FEET THEREOF) IN BLOCK 8 IN ASSESSOR'S DIVISION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 1855, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 10 ½ FEET OF LOT 21 AND ALL OF LOT 22 IN BLOCK 3 IN WM. JONES ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF ASSESSOR'S DIVISION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SUBDIVISION WAS RECORDED ON MAY 18, 1875 IN BOOK 133, PAGE 27 AS DOCUMENT 86039, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

ALL OF THE NORTH AND SOUTH PRIVATE PASSAGE AND ALL OF THE EAST AND WEST PRIVATE PASSAGE, AS DELINEATED IN WIRT D. WALKER'S SUBDIVISION OF THE NORTH 12 FEET OF LOT 27 AND ALL OF LOT 28, 29, AND 30 IN BLOCK 8 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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