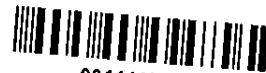


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COVENANT

Know all men by these presents that the undersigned, Dearborn Maple Venture LLC, holder of the title to 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 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 23 condominiums 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 premises.

DEARBORN MAPLE VENTURE LLC, an Illinois limited liability company

By: JDL Development Interest, L.L.C, its sole member

By: 
Manager

This document prepared by and return to: James D. Letchinger
Dearborn Maple Venture LLC
c/o JDL Development Corp.
900 North North Branch
Chicago, Illinois 60622



**EXHIBIT A
LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 17-04-424-001
17-04-424-002
17-04-424-003
17-04-424-004
17-04-424-005

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