

UNOFFICIAL COPY

0020502307

35 8 0002 03 001 Page 1 of 3
2002-05-02 08:28:35
Cook County Recorder 25.50



This Document Prepared by and
After Recording return to:

Stephen F. Galler, Esq.
c/o LR Development Company LLC
350 West Hubbard, Suite 301
Chicago, Illinois 60610

AGREEMENT AND COVENANT

Know All Men By These Presents That LAKE SHORE, L.L.C., an Illinois limited liability company, as the sole member of 250 East Pearson, L.L.C., an Illinois limited liability company, which is the owner of the property located at 250 East Pearson Street in Chicago, Illinois and legally described on Exhibit A attached hereto (the "250 East Pearson Property"), and as the sole member of 270 East Pearson, L.L.C., an Illinois limited liability company, which is the beneficial owner of the property legally described on Exhibit A attached hereto (the "270 East Pearson Property") (the 250 East Pearson Property and the 270 East Pearson Property being collectively referred to hereinafter as the "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 undersigned and its successors and assigns, 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 Property.

EXECUTED the 30th day of April, 2002.

LAKE SHORE, L.L.C., an Illinois limited liability company,
its sole member

By: LR Development Company LLC, an Illinois limited
liability company, its sole member

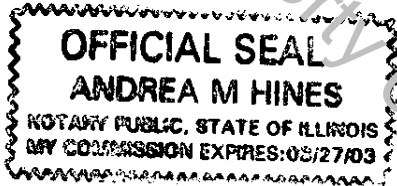
By: Theodore T. Weldon
Theodore T. Weldon
Its: Senior Vice President

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theodore T. Weldon, personally known to me to be the Senior Vice President of LR Development Company LLC, an Illinois limited liability company, which is the sole member of Lake Shore, L.L.C., an Illinois limited liability company, and 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 that he, as such Senior Vice President, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company as manager of aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of April, 2002.



Andrea Hines
Notary Public

My commission expires: 8.27.03

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF LOTS 91 TO 94 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 91 AFORESAID; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS EAST ALONG THE WEST LINE THEREOF 104.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 175.0 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS WEST PARALLEL WITH THE WEST LINE OF LOT 91 AFORESAID 104.03 FEET TO THE SOUTH LINE OF SAID LOTS; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 175.0 FEET TO THE POINT OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 250 East Pearson Street
Chicago, Illinois 60611

Permanent Index Number: 17-03-228-026

and

THAT PART OF LOTS 94 TO 97, LYING ABOVE A HORIZONTAL PLANE OF 13.11 FEET ABOVE CHICAGO CITY DATUM, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 91 IN SAID LAKE SHORE DRIVE ADDITION, THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS EAST ALONG THE WEST LINE THEREOF 104.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 175.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 4.75 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 3.24 FEET TO THE NORTH LINE OF LOT 94; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOTS 94 TO 97 FOR A DISTANCE OF 129.18 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS WEST 107.27 FEET TO THE SOUTH LINE OF SAID LOTS; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 134.0 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 104.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 270 EAST PEARSON STREET
CHICAGO, ILLINOIS 60611

PERMANENT INDEX NUMBERS: 17-03-228-028-8001
17-03-228-028-8002