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Cook County Recorder 25.50



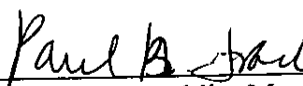
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COVENANT

Known by all men these presents that the undersigned, Paul B. Franklin, of the Wharton Group, L.L.C., as owner of 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 three (3) townhomes and six (6) 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 services to the above-described premises.

This instrument is executed by Paul B. Franklin, as Member/Manager of The Wharton Group, L.L.C., an Illinois Limited Liability Company, in the exercise of the power and authority conferred upon and vested in him as such Member/Manager of The Wharton Group, L.L.C. All of the terms, provisions and stipulations, covenants and conditions to be performed by The Wharton Group, L.L.C., are taken by The Wharton Group, L.L.C. and not Paul B. Franklin, individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against Paul B. Franklin, individually by reasons of any of the terms, provisions, stipulations, covenants and/or statements contained in the instrument.

THE WHARTON GROUP, L.L.C.,
An Illinois Limited Liability Company


By: Paul B. Franklin, Member/Manager
The Wharton Group, L.L.C.

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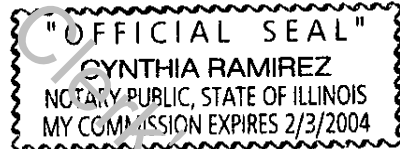
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Cynthia Ramirez, a Notary Public in and for said County and state, do hereby certify that Paul Franklin and Paul Franklin who are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as the free and voluntary act for the uses and purposes therein set forth; and they execute said instrument as his/her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of July, 2002.

Cynthia Ramirez
Notary Public

My commission expires 2/3/04



After recording mail to:
Michelle A. Laiss
LAW OFFICES OF MICHELLE A. LAISS
1530 West Fullerton
Chicago, Illinois 60614

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LEGAL DESCRIPTION

LOT 235 AND 236 IN RUDOLPH'S SUBDIVISION OF BLOCK 4 AND 5 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1: P.O.B. AT THE NORTHWEST CORNER OF LOT 236, THENCE N 90-00-00E A DISTANCE 20.09' TO A POINT, THENCE S90-00-00E A DISTANCE OF 43.99' TO A POINT, THENCE S90-90-00-00W A DISTANCE OF 20.32' TO A POINT, THENCE N00-00-00E A DISTANCE OF 43.99' TO P.O.B.

EASEMENT 1: 2.50' SEVER EASEMENT FOR BENEFIT OF PARCEL 1, 2, 3 AND 4, P.O.B. AT THE NORTHWEST CORNER OF LOT 236 A BEARING N90-00-00E A DISTANCE OF 116.90' TO A POINT, THENCE S26-37-40E A DISTANCE OF 2.78' TO A POINT, THENCE N90-00-00W A DISTANCE OF 118.30' TO A POINT, THENCE N00-00-00E A DISTANCE OF 2.50' TO P.O.B.

EASEMENT 2: EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCELS 1, 2, AND 3., P.O.C. AT THE NORTHWEST CORNER OF LOT 236, THENCE S90-00-00E A DISTANCE OF 47.15' TO P.O.B., THENCE S00-18-15E A DISTANCE OF 3.16' TO A POINT, THENCE S27-03-16E A DISTANCE OF 20.24' TO A POINT, THENCE N63-26-02E A DISTANCE OF 7.65', THENCE S26-33-58E A DISTANCE OF 9.23' TO A POINT, THENCE N63-26-02E A DISTANCE OF 14.00' TO A POINT, THENCE S26-33-58E A DISTANCE OF 7.44' TO A POINT, THENCE N63-26-02E A DISTANCE OF 41.67' TO A POINT, THENCE N90-00-00W A DISTANCE OF 61.09' TO P.O.B.

PROPERTY ADDRESS: 2107 W. Berteau, Chicago, IL

P.I.N. 14-18-319-038-0000 and 14-18-319-039-0000