

# UNOFFICIAL COPY



Doc#: 0521444039  
Eugene "Gene" Moore Fee: \$46.50  
Cook County Recorder of Deeds  
Date: 08/02/2005 12:18 PM Pg: 1 of 2

## Covenant

Know all men by these presents that the undersigned, 2472 West Foster, LLC, holder as aforesaid 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 four-story, mixed-use building with thirty-six residential condominiums above first floor retail condominiums and parking (the "Condominium Building"), all 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.

Also, the undersigned does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the water service trunk line located anywhere on the property from the point of connection to the water main in the public street shall be the responsibility of the owner of the Condominium Building and shall not be the responsibility of the City of Chicago.

The undersigned does hereby further covenant and agree for itself, its successors and assigns, that the buffalo boxes (water service shut-off valves) and water meters for the Condominium Building shall be accessible at all times to the City of Chicago.

The City of Chicago Water Department will have the right to come on the private property to shut off water for non-payment.

2472 West Foster, LLC

GIT 118743 MJ

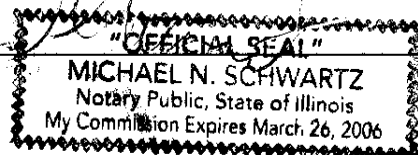
By: [Signature]

Title: Member

This document prepared by and returned to: Scott Schiller  
C/O 2472 West Foster, LLC  
2042 West Belmont Avenue  
Chicago, IL 60618

Subscribed and sworn to before me this 28<sup>th</sup> day of July, 2005.

Notary



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## EXHIBIT A

PIN: 13-12-233-005

ADDRESS: 2472 WEST FOSTER AVENUE, CHICAGO, ILLINOIS 60657

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  40 RODS WEST FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 180 FEET; THENCE WEST TO THE EAST LINE OF LINCOLN AVENUE, THENCE SOUTH ALONG THE EAST LINE OF SAID LINCOLN AVENUE TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 33 FEET THEREOF AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTH LINE OF WEST FOSTER AVENUE 20 FEET EAST OF THE EAST LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE EAST LINE OF NORTH LINCOLN AVENUE 20 FEET NORTH OF THE NORTH LINE OF WEST FOSTER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH LINCOLN AVENUE TO THE NORTH LINE OF WEST FOSTER AVENUE; THENCE EAST ALONG THE NORTH LINE OF WEST FOSTER AVENUE TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Clerk's Office