

UNOFFICIAL COPY

This Instrument Prepared By
and Should be Returned to:

Brian P. Collins
PEDERSEN & HOUP
161 North Clark Street
Suite 3100
Chicago, Illinois 60601



Doc#: 0526927076 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/26/2005 02:42 PM Pg: 1 of 3

Above Space For Recorder's Use Only

COVENANT

Re: Sewer Line Maintenance

This Covenant is made by 13th & State, L.L.C., an Illinois limited liability company (the "Developer").

The Developer is the title holder of the real estate which is legally described in Exhibit A attached hereto (the "Vision on State Property"). The City of Chicago has requested that the Developer make certain covenants which will run with the land concerning the maintenance, repair and replacement of the common sewer lines which serve the Vision on State Property. The Developer is hereby willing to do so.

Accordingly, the Developer hereby covenants and agrees for itself, its successors and assigns that the maintenance, repair and replacement of the sewer lines (which will be constructed in accordance with the plans approved by the City of Chicago, as amended from time to time) which serve the Vision on State Property and which extend from points of connection with the sewer main in the public street to the improvements located on the Vision on State Property shall, at all times, be the obligation of the Developer, its successor and assigns. Additionally, Developer grants to the City of Chicago, including, but not limited to, the Department of Water Management, full rights and authority to access all service valves and water meters located on the Vision on State Property. This Covenant shall run with the land and shall be binding upon all subsequent grantees of any portion of the Vision on State Property. However, it is the intention of the Developer to record a condominium declaration with respect to the Vision on State Property and to require the condominium association created pursuant to the condominium declaration to assume all obligations hereunder. Upon such assignment, the Developer and each owner of a portion of the Vision on State Property, including, without limitation, the owner of a condominium unit shall have no further obligations hereunder.

UNOFFICIAL COPY

This Covenant is made to induce the City of Chicago to furnish sewer and water services to the Vision on State Property.

Dated : September 15, 2005

13th & State, L.L.C., an Illinois limited liability company,

By: W.M. Barr

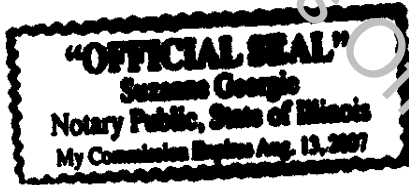
Name: Warren Barr, its Manager

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Warren Barr, as Manger of 13th & State, L.L.C., an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of September, 2005.

[Signature]
Notary Public



UNOFFICIAL COPY

EXHIBIT A

PARCEL 1: LOTS 1 AND 2 IN CHARLES W. BREGA'S SUBDIVISION OF LOTS 8, 9 AND 10 AND THE NORTH PART OF LOT 11 IN SEAMAN'S SUBDIVISION OF THE WEST HALF OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 4.91 FEET OF LOT 11 (EXCEPT PART TAKEN FOR STREET AND ALLEY) IN THE SUBDIVISION OF THE WEST HALF OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 12, 13, 14 AND 14 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR ALLEY) IN SRAHAN'S SUBDIVISION OF THE WEST HALF OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 6 AND 7 (EXCEPT STREET) OF SEAMAN'S SUBDIVISION OF THE WEST HALF OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: (1 of 9) 17-22-100-006-0000;
(2 of 9) 17-22-100-007-0000;
(3 of 9) 17-22-100-009-0000;
(4 of 9) 17-22-100-028-0000;
(5 of 9) 12-31-100-005-0000;
(6 of 9) 12-31-100-008-0000;
(7 of 9) 12-31-301-021-0000;
(8 of 9) 12-31-301-033-0000;
(9 of 9) 12-31-301-043-0000.

ADDRESS: 1237 to 1251 South State Street, Chicago, Illinois 60614

NEW ADDRESS: 1255 South State Street, Chicago, Illinois 60614