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This instrument prepared by and return to after recording:

Brian A. Cohen, Esq.
DLA Piper Rudnick Gray Cary
US LLP
203 North LaSalle Street
Chicago, Illinois 60601



Doc#: 0528433199 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2005 02:03 PM Pg: 1 of 7

This space reserved for Recorder's use only.

ASSIGNMENT OF COVENANTS

This Assignment of Covenants (this "Assignment") is made as of September 30, 2005 (the "Effective Date"), by and between **1035 NORTH DEARBORN, LLC**, an Illinois limited liability company ("Assignor"), and **23 MAPLE LLC**, an Illinois limited liability company ("Assignee").

RECITALS:

- A. Assignor is the owner of the property commonly known as 1035 North Dearborn in Chicago, Illinois, as legally described in Exhibit A attached hereto (the "Entire Property")
- B. On or about the Effective Date, pursuant to that certain Real Estate Sale Contract, as amended, by and between Assignor and Assignee, Assignor sold to Assignee a portion of Entire Property, as legally described in Exhibit B attached hereto (the "Property").
- C. Assignor has entered into that certain Covenant that was recorded in the Cook County Recorder's Office on November 29, 2001 as Document Number 0011119728 and that certain Covenant that was recorded in the Cook County Recorder's Office on October 20, 2004 as Document Number 0429445152 (together, the "Covenants"). Pursuant to the Covenants, Assignor has agreed, among other things, to maintain and repair the common sewer lines located at the Entire Property.
- D. The parties hereto desire that the Covenants be assigned by Assignor to Assignee with respect to the Property in accordance with the terms hereof.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

Box 400-CTCC

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1. Assignor hereby assigns to Assignee all of its right, title and interest in, to and under the Covenants with respect to the Property. Assignee hereby accepts said assignment and agrees to perform and satisfy all duties and obligations of Assignor under the Covenants with respect to the Property which accrue after the giving of this Assignment.

2. Assignor represents to Assignee that it has duly, fully and timely performed all of its duties and obligations under the Covenants that were required to be performed as of the date hereof.

3. Assignor hereby agrees to indemnify Assignee against, and hold Assignee harmless from any and all costs, liability, loss, damage or expense, including without limitation, reasonable attorneys' fees and court costs, relating to any of the Assignor's obligations under any of the Covenants which have originated prior to the giving of this Assignment.

4. Assignee agrees to indemnify the Assignor against, and hold Assignor harmless from any and all costs, liability, loss, damage or expense, including without limitation, reasonable attorneys' fees and court costs, relating to the Assignor's obligations under the Covenants with respect to the Property which originate after the giving of this Assignment.

5. This Assignment shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

6. This Assignment may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same document.

[Signature Page Follows]

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IN WITNESS WHEREOF, this Assignment of Covenants has been executed as of the date set forth above.


ASSIGNOR:

1035 NORTH DEARBORN, LLC, an Illinois limited liability company

By: 
James D. Letchinger, Manager

ASSIGNEE:

23 MAPLE LLC, an Illinois limited liability company

By: 
Name: FRED LAPPIS
Title: Manager

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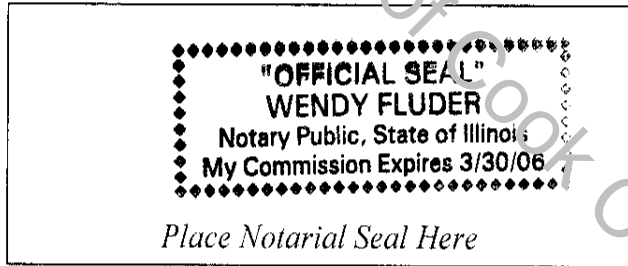
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, Manager of 1035 North Dearborn, LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2005.

Wendy Fluder

Notary Public



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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FREDERICK CATSKO, MANAGER of 23 Maple LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2005.



Angela Koettler
Notary Public

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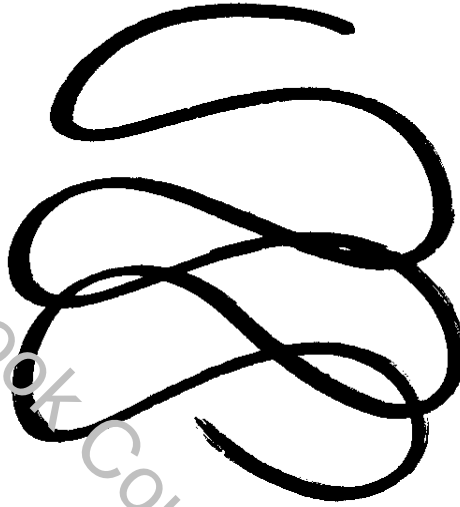
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Exhibit A

Entire Property

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.

PIN: 17-04-424-001-0000
17-04-424-002-0000
17-04-424-003-0000
17-04-424-004-0000
17-04-424-005-0000



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Exhibit B

Property

The East 38.40 feet of Lots 1, 2, 3, 4 and 5 in Subdivision of Lot 4 in Block 16 of Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Part of PINs: 17-04-424-001; 002; 003; 004; 005

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