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Doc#: 0610010062 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2006 10:53 AM Pg: 1 of 2

COVENANT

Know all men by these presents that the undersigned Residences of Old Irving Park LLC an Illinois Limited Liability Company as owner as aforesaid of the title to the property legally described as follows:

Legal Description

Lots 1 to 15, both inclusive, also vacated alley south of and adjoining lots 1 to 7, both inclusive, and north and adjoining lot 8 and also vacated alley west and adjoining lots 8 to 15, both inclusive, all in block 2 in Grayland, being a subdivision of the northwest quarter of section 22, Township 40 north, range 13, east of the third principal meridian in Cook County, Illinois.

4543 W. Irving Park Rd.	4510 W. Larchmont Ave	3910 N. Kolmar Ave
4541 W. Irving Park Rd.	4514 W. Larchmont Ave	3914 N. Kolmar Ave
4539 W. Irving Park Rd.	4520 W. Larchmont Ave	3916 N. Kolmar Ave
4537 W. Irving Park Rd.	4517 W. Larchmont Ave	3920 N. Kolmar Ave
4535 W. Irving Park Rd.	4511 W. Larchmont Ave	3922 N. Kolmar Ave
4533 W. Irving Park Rd.	4507 W. Larchmont Ave	3924 N. Kolmar Ave
4531 W. Irving Park Rd.	3936 N. Kilbourn Ave	3928 N. Kolmar Ave
4529 W. Irving Park Rd.	3922 N. Kilbourn Ave	3932 N. Kolmar Ave
4527 W. Irving Park Rd.	4508 W. Dakin St.	3934 N. Kolmar Ave
4525 W. Irving Park Rd.	4512 W. Dakin St.	3938 N. Kolmar Ave
4523 W. Irving Park Rd.	4507 W. Dakin St.	3940 N. Kolmar Ave
4521 W. Irving Park Rd.	3914 N. Kilbourn Ave	3942 N. Kolmar Ave
4519 W. Irving Park Rd.	4500 W. Byron St.	3946 N. Kolmar Ave
4517 W. Irving Park Rd.	4504 W. Byron St.	3948 N. Kolmar Ave
4515 W. Irving Park	4506 W. Byron St.	
3944 N. Kilbourn Ave	4508 W. Byron St.	
4506 W. Larchmont Ave	4512 W. Byron St.	

Commonly known as 4501 W. Irving Park Road, Chicago, Illinois, 60641

PIN 13-22-102-021

13-22-102-022

13-22-102-029

Does hereby covenant and agree for itself, its successors and assigns that the maintenance and repair of the common lines located anywhere on the property from the point of connection to the sewer main the public street shall be the responsibility of the owners of the 15 townhomes and 33 single family homes 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. It is agreed that the operation and maintenance of the grounds to provide on-site storm water retention in open areas and across private yards shall be the responsibility of the owners of the single family homes and/or townhouses to be constructed on the site and shall not be the responsibility of the City of Chicago. Each owner grants and conveys to each adjacent owner the perpetual right and easement to discharge surface storm drainage and runoff from the grantee's open areas and private yards upon and across the surface of the grantor's open areas and private yards.

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No owner shall alter or permit the alteration of the surface of open areas or private yards or storm water retention systems if the alteration would increase the flow of surface water onto an adjacent lot. It is further granted that the City of Chicago, including its water management department, water section shall have full right and authority to access all services valves and water meters wheresoever located on the property. 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 Residence of Old Irving Park LLC as owner. All the terms provisions, stipulations, covenants and conditions to be performed by Residence of Old Irving Park LLC are undertaken by it solely as owner, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be constructed accordingly, and no personal liability shall be asserted or be enforceable against Residence of Old Irving Park LLC by reason of any terms, provisions, stipulations, covenants and/or statements contained in this instruments.

Date: April 7, 2006

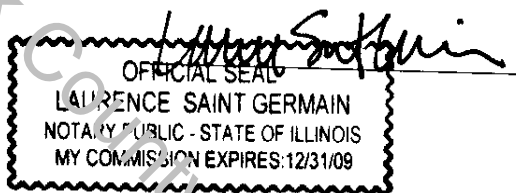
Residences of Old Irving Park LLC
By CA Development, Inc.

Managing Member


Paul Bertsche, Vice President

This document prepared by and return to:
J. Paul Bertsche, Esq.
3880 N. Milwaukee Ave.
Chicago, IL 60641

Subscribed and sworn to before me
This 7th April 2006



Clerk's Office