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Doc#: 0710118030 Fee: \$46.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2007 12:15 PM Pg: 1 of 2

COVENANT

Know all men by these presents that the undersigned, Ted A. Smith, not individually, but as President and officer under the Articles of Incorporation of Bowen Flats Ltd, owner of the title to the property legally described below:

LOTS 41 AND 42 IN BLOCK 2 IN GEORGE S. BOWEN'S SUBDIVISION OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:
450 - 452 East Bowen Avenue, Chicago, Illinois.

Permanent Index Number (PIN):
20-03-212-041-0000

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 connections to the sewer main in the public street shall be the responsibility of the owner of the 6 units 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 condominium building/units 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. 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 whatsoever 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 Ted A. Smith, not personally but solely as the President and officer of Bowen Flats Ltd., as aforesaid, in the exercise of the power and authority conferred upon and vested in him as President of Bowen Flats Ltd. All the terms, provisions, stipulations, covenants and conditions to be performed by Ted A. Smith are undertaken by it solely as an officer of Bowen Flats Ltd., as aforesaid, and not individually and all statements herein made are made on information and belief and are not to be constructed accordingly, and no personal liability shall be asserted or be

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enforceable against Ted A. Smith by reason of any terms, provisions, stipulations, covenants and/or statements contained in this instrument.



Ted A. Smith, not individually but as
President and Officer of Bowen Flats
Ltd.

In witness hereof, the Grantor(s) herein sign and seal this conveyance dated this 9th
day of April, 2007.

Attest:
Title: Notary Public

By:
Title: President

This document prepared by and return to:
Smith Ortiz P.C.
4309 W. Fullerton Avenue
Chicago, IL 60639