

# UNOFFICIAL COPY



Doc#: 0724344005 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2007 10:14 AM Pg: 1 of 3

This space reserved for Recorder.

## COVENANT

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned, **FURNITURE L.L.C.**, an Illinois limited liability company ("**Owner**"), as fee owner of the real property ("**Property**") legally described as follows:

*See Exhibit A attached hereto and incorporated herein*

**Common Property Address:** 860 West Blackhawk, Chicago, IL  
**PINs:** 17-05-214-010; 17-05-214-011; 17-05-214-011

Does hereby covenant and agree for itself and its successors and assigns, that (1) a condominium project to consist of 200 units will be constructed on the Property, and (2) the maintenance and repair of the common 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 condominium units to be constructed on the Property (or the Association for said project) 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 further covenanted 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 on all subsequent grantees. This Covenant is made to induce the City of Chicago to furnish sewer and water services to the Property.

*[Remainder of page intentionally blank - signature page follows]*

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IN WITNESS WHEREOF, the Grantor herein sign and seal this conveyance dated this 30<sup>th</sup> day of August, 2007.

**FURNITURE L.L.C.**, an Illinois limited liability company

By: \_\_\_\_\_  
Name: W. Harris Smith  
Its: Manager

STATE OF ILLINOIS     )  
  )  
COUNTY OF COCK     )

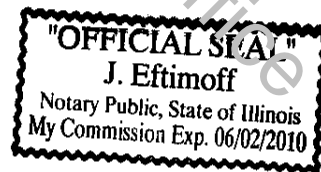
I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **W. Harris Smith**, personally known to me to be the Manager of **Furniture L.L.C.**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by said Company as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal as of the 30<sup>th</sup> day of August, 2007

J. Eftimoff  
Notary Public  
Commission expires 06/02/2010

This instrument was prepared by, and after recording mail to:

Lawrence M. Gritton  
**LAWRENCE M. GRITTON LTD.**  
400 West Huron Street  
Chicago, Illinois 60610



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## Exhibit A

### Parcel 1

Lots 16 through 25, both inclusive, (except the North 14.00 feet of the East 31.08 feet of Lot 16) all in Block 44 in John Yales Resubdivision of Blocks 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61, and 72 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### And also

The West 9.50 feet (except the North 14.00 feet thereof) of the North-South vacated alley in Block 44 lying East of the line of Lots 16 through 25, both inclusive, and lying West of the West line of Lots 26 through 35, both inclusive, all in John Yales Resubdivision of Blocks 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61, and 72 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### And also

The West 145.22 feet of the South half of the East-West vacated alley in Block 44, lying South of the South line of Lots 1 through 15, both inclusive, and lying North of the North line of Lots 16 through 26 and the North line of Lot 16 prolonged Easterly to the Northwest corner of Lot 26 all in Block 44 in John Yales Resubdivision of Blocks 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61, and 72 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### And also

The West 185.51 feet of the vacated North 0.50 feet of West Blackhawk Street South of and adjoining the South line of Lot 25 and Lot 35 and the South line of Lot 25 prolonged Easterly to the Southwest corner of Lot 35, all in Block 44 in John Yales Resubdivision of Blocks 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 and 72 in Elston Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.