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Doc#: 0725503105 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2007 12:10 PM 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**"), a fee owner of the real property ("**Property**") legally described as follows:

See Exhibit A attached hereto and incorporated herein

Common Property Address: 840 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 whether or not a condominium, apartment or other project is constructed on the Property, 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 improvements to be constructed on the Property (or any applicable 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 12 day of September, 2007.

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

By: [Signature]
Name: W. Harris Smith
Its: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

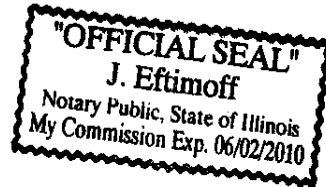
I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **W. Harris Smith**, personally known to me to be the Manager of Furniture L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed 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 12 day of September, 2007

[Signature]
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

Lots 16 through 35, both inclusive, 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.

Also

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.

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.

Also

The vacated West 1 foot of North Dayton Street (including the intersection of West Blackhawk Street) lying East of and adjoining the East line of Lots 26 through Lot 35, both inclusive, in Block 44 and the East line of Lot 35 in Block 44 prolonged Southerly 6 inches.

Also

The vacated North 6 inches 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.