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**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**
Courtney E. Mayster
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street – Suite 1910
Chicago, Illinois 60622



Doc#: 0728409039 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2007 03:05 PM Pg: 1 of 3

COVENANT

2007 This Covenant (the "Covenant") is made on and as of the *10th* day of *October*,
by **235 THC, LLC**, an Illinois limited liability company ("Covenantor") for the benefit of
the **CITY OF CHICAGO** (the "City").

RECIPIENTS:

- A. Covenantor owns title to the property legally described on Exhibit A attached hereto (the "Property").
- B. Covenantor intends to cause to be developed one (1) condominium project on the Property. The operation, repair and maintenance of various common elements in the condominium project will be the responsibility of the 235 W. Van Buren Condominium Association (the "Association"), which Association will be comprised of the various owners of seven hundred fourteen (714) condominium units in the project.
- C. Covenantor is causing to be constructed on a portion of the Property common sewer lines and desires to make and record this Covenant with respect to the maintenance and repair thereof.

NOW, THEREFORE, in and for valuable consideration received by Covenantor, the receipt and sufficiency of which are hereby acknowledged, and in order to induce the City to furnish sewer and water services to the Property, Covenantor does hereby agree as follows:

1. Covenantor does hereby covenant and agree, for itself, and its successors and assigns, that the maintenance and repair of the common sewer 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,

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through the Association, and such maintenance and repair shall not be the responsibility of the City.

- 2. This Covenant shall run with the land, and shall be binding upon any and all subsequent grantees and mortgagees of any portions thereof.

IN WITNESS WHEREOF, the Covenantor has executed this Covenant on and as of the date first written above.

235 THC, LLC, an Illinois limited liability company

By: **CK2 Development, LLC**, an Illinois limited liability company

Its: Manager

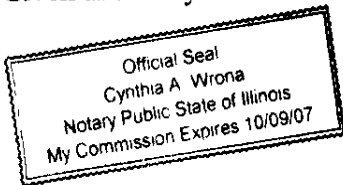
By: _____
Colin M. Kihnke, Manager

STATE OF ILLINOIS)

COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that Colin M. Kihnke, as Manager of **CK2 Development, LLC**, an Illinois limited liability company, the Manager of **235 THC, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said Companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of October, 2007.



Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 IN THE SUBDIVISION OF BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 235 WEST VAN BUREN STREET
CHICAGO, ILLINOIS

PERMANENT INDEX NO.: 17-16-238-001
17-16-238-002
17-16-238-003
17-16-238-004
17-16-238-005
17-16-238-006
17-16-238-007
17-16-238-008