



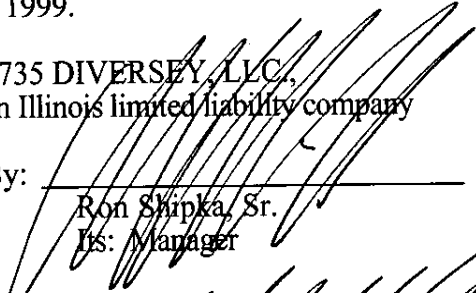
This Document was Prepared
By and After Recording
Should Be Mailed To:
Brown, Udell & Pomerantz
2950 N. Lincoln Ave.
Chicago, IL 60657

COVENANT

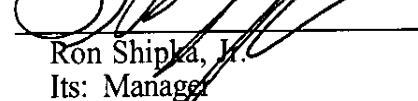
Know all men by these presents that the undersigned 1735 W. Diversey, L.L.C., an Illinois Limited Liability Company, 1725 W. Diversey, L.L.C., an Illinois Limited Liability Company, and Lakeview Commons, L.L.C., an Illinois Limited Company, title holders of the property legally described on Exhibit "A" attached hereto and incorporated herein by reference, and/or Declarants of the Declaration of Easements, Covenants, and Restrictions Relating to the Diversey-Paulina Development Umbrella Association, recorded August 16, 1999, as document number 99780917 (hereinafter referred to as "Declarants") do hereby covenant and agree for themselves, their 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 one hundred and seven (107) condominium units (Regal Condominiums) and the thirty (30) townhome condominium units (Lakeview Commons Townhome Condominiums) to be constructed as approved by the City of Chicago, as amended from time to time, together with the owners of the twenty (20) Residential Lots located on the property, and shall not be the responsibility of the City of Chicago. The undersigned further states that this covenant shall run with the land and shall be binding upon all subsequent grantees and all owners of condominium units, townhome condominium units and Residential Lots pursuant to the terms of the Declaration of Easements, Covenants, and Restrictions Relating to the Diversey-Paulina Development Umbrella Association, recorded August 16, 1999, as document number 99780917. This covenant is made to induce the City of Chicago to furnish sewer and water services to the property.

This instrument is executed by the undersigned Declarants this 29th day of October, 1999.

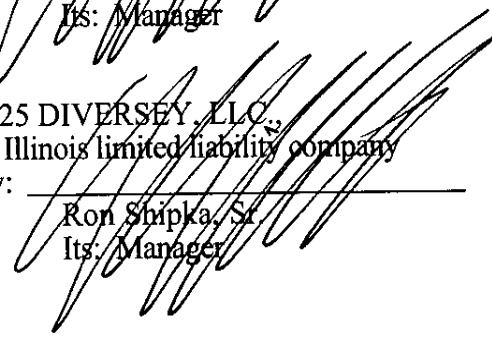
1735 DIVERSEY, LLC,
an Illinois limited liability company

By: 
Ron Shipka, Sr.
Its: Manager

LAKEVIEW COMMONS, LLC,
an Illinois limited liability company

By: 
Ron Shipka, Jr.
Its: Manager

1725 DIVERSEY, LLC,
an Illinois limited liability company

By: 
Ron Shipka, Sr.
Its: Manager

UNOFFICIAL COPY

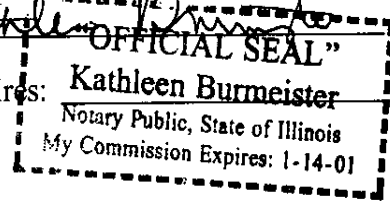
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY that on this 29th day of October, 1999, before me personally appeared Ron Shipka, Sr. and Ron Shipka, Jr., respectively the Managers of 1735 Diversey, L.L.C., an Illinois Limited Liability company and 1725 Diversey, L.L.C., an Illinois Limited Liability company, and Lakeview Commons, L.L.C., an Illinois Limited Liability Company, to me known to be the same persons who signed the foregoing instrument as their free acts and deeds as such Managers for the use and purpose therein mentioned, and that the said instrument is the act and deed of such company.

Given under my hand and notarial seal this 29th day of October, 1999.

Notary Public: Kathleen Burmeister

My Commission expires: Kathleen Burmeister
Notary Public, State of Illinois
My Commission Expires: 1-14-01



Property of Cook County Clerk's Office

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

Property Commonly known as 1735 W. Diversey Pkwy., Chicago, Illinois:

Parcel 1:

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

Parcel 3:

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

Parcel 4:

THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATE AVENUE) OF THE NORTH 70 FEET OF LOT 2, EXCEPT THE EAST 12.0 FEET OF THE WEST HALF OF VACATED N. HERMITAGE AVENUE, LYING SOUTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1.06 FEET OF LOT 2 AND LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 70.0 FEET OF SAID LOT 2, IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 5:

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COTTA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 6:

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS.

Parcel 7:

EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS SET FORTH IN AGREEMENT DATED FEBRUARY 28, 1957 AND RECORDED MARCH 8, 1957 AS DOCUMENT 16844496 AND AS CREATED BY DEED FROM NORTHWESTERN TERRA COTTA COMPANY TO 1735 DIVERSEY CORPORATION RECORDED SEPTEMBER 23, 1953 AS DOCUMENT 15726837.

P.I.N. 14-30-403-030-0000 / 14-30-403-050-0000

Property commonly known as 1725 W. Diversey, Lot 1, Chicago, IL 60614:

PARCEL 1

LOT 1 IN PRELIMINARY PLAT OF DIVERSEY-PAULINA HOMES SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EAST 12.0 FEET OF THE WEST HALF OF VACATED N. HERMITAGE AVENUE, LYING SOUTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1.06 FEET OF LOT 2 AND LYING NORTH OF THE

WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 70.0 FEET OF SAID LOT 2 IN NORHTWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-30-403-021/022/023/024/025/026/027/029/031/033/037/052

Property commonly known as 1725 W. Diversey, Lots 2-21, Chicago, IL 60614:

LOTS 2 THROUGH 21 IN PRELIMINARY PLAT OF DIVERSEY-PAULINA HOMES SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-30-403-021/022/023/024/025/026/027/029/031/033/037/052

Property of Cook County Clerk's Office