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Doc#: 1516955097 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 03:42 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

COVENANT

Re: Sewer Line Maintenance

This Covenant is made by Lexington Square Place LLC, an Illinois limited liability company ("Developer").

Developer is the title holder of the real estate which is legally described in Exhibit A attached hereto (the "Subject Property") which is part of what is commonly referred as the "Lexington Square 3 Development". The City of Chicago has requested that the Developer make certain covenants which will run with the land concerning the maintenance, repair and replacement of the common sewer lines which serve portions of the Lexington Square 3 Development. The Developer is willing to do so.

Accordingly, the Developer hereby covenants and agrees for itself, its successors and assigns, that the maintenance, repair and replacement of the sewer lines (which will be constructed in accordance with the plans approved by the City of Chicago, as amended from time to time) which will serve portions of the Lexington Square 3 Development and which extend from points of connection with the sewer main in the public street to the improvements located on the Subject Property shall, at all times, be the obligation of the Developer, its successors and assigns. Additionally, Developer grants to the City of Chicago, including, but not limited to, the Water Management Department, Water Section, full rights and authority to access all service valves and water meters located on the Subject Property. This Covenant shall run with the land and shall be binding upon all subsequent grantees of any portion of the Subject Property. However, it is the intention of the Developer to record a declaration with respect to the Subject Property (and other property) and to require the homeowners association created pursuant to the declaration to assume all obligations hereunder. Upon such assignment, the Developer and each owner of a portion of the Subject Property, including, without limitation, each owner of a residential dwelling unit constructed in the Lexington Square 3 Development, shall have no further obligations hereunder.

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This Covenant is made to induce the City of Chicago to furnish sewer and water services to the Lexington Square 3 Development.

Dated: 6-18, 2015

LEXINGTON SQUARE PLACE LLC, an Illinois limited liability company

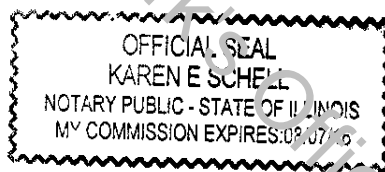
By: [Signature]
Wayne Moretti, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Karen E. Schele, a Notary Public in and for said County and State, do hereby certify that Wayne Moretti, as the Manager of Lexington Square Place LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18 day of JUNE, 2015

[Signature]
Notary Public



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EXHIBIT A

Legal Description

THAT PART OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE FIRE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON SAID SOUTH LINE, 213.18; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, 134.26 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 25.00 FEET; THENCE SOUTH 00 DEGREES 00 SECONDS 19 WEST, 21.00 FEET TO THE NORTH LINE OF THE SOUTH 4.00 OF SAID BLOCK 15; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ON SAID NORTH LINE, 186.14 FEET TO THE EAST LINE OF SAID BLOCK; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON SAID EAST LINE, 4.00 FEET TO SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ON THE SOUTH LINE OF SAID BLOCK, 374.30 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK, THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK ; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 63.31 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, 48.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 63.24 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ON SAID SOUTH LINE, 48.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK, THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK ; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, 10.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 68.31 FEET TO THE POINT OF BEGINNING ; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 83.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, 48.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 83.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 48.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK, THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK ; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, 82.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 63.21 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, 48.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 63.13 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ON SAID SOUTH LINE, 48.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK,

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THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK ; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, 82.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 68.21 FEET TO THE POINT OF BEGINNING ; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 83.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, 48.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 83.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 48.00 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST , ON SAID SOUTH LINE, 163.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, 50.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, 63.01 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 63.08 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON THE WEST LINE OF SAID BLOCK, 159.10 FEET TO THE SOUTH LINE OF THE NORTH 153.00 FEET OF SAID BLOCK; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST , ON SAID SOUTH LINE, 213.18 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, 68.01 FEET TO THE POINT OF BEGINNING ; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, 66.26 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID BLOCK, 66.14 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

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PIN(s): 17-32-414-029-0000

ADDRESSES:

- LOT 1 3755 S. MORGAN STREET, UNIT 1, CHICAGO, ILLINOIS
 3755 S. MORGAN STREET, UNIT 2, CHICAGO, ILLINOIS
 3755 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS
- LOT 2 3765 S. MORGAN STREET, UNIT 1, CHICAGO, ILLINOIS
 3765 S. MORGAN STREET, UNIT 2 CHICAGO, ILLINOIS
 3765 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS
 3765 S. MORGAN STREET, UNIT 4, CHICAGO, ILLINOIS
- LOT 3 3757 S. MORGAN STREET, UNIT 1, CHICAGO, ILLINOIS
 3757 S. MORGAN STREET, UNIT 2, CHICAGO, ILLINOIS
 3757 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS
- LOT 4 3763 S. MORGAN STREET, UNIT 1, CHICAGO, ILLINOIS
 3763 S. MORGAN STREET, UNIT 2 CHICAGO, ILLINOIS
 3763 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS
 3763 S. MORGAN STREET, UNIT 4, CHICAGO, ILLINOIS
- LOT 5 3759 S. MORGAN STREET, UNIT 1 CHICAGO, ILLINOIS
 3759 S. MORGAN STREET, UNIT 2 CHICAGO, ILLINOIS
 3759 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS
- LOT 6 3761 S. MORGAN STREET, UNIT 1, CHICAGO, ILLINOIS
 3761 S. MORGAN STREET, UNIT 2 CHICAGO, ILLINOIS
 3761 S. MORGAN STREET, UNIT 3, CHICAGO, ILLINOIS