

# UNOFFICIAL COPY

State of Illinois )  
                          )  
County of Cook    )



Doc#: 1608819145 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2016 03:31 PM Pg: 1 of 2

## COVENANT

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING DELIVER TO:  
Daniel G. Lauer & Associates, P.C.  
1424 W. Division Street  
Chicago, IL 60642-3360

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, holder of the title to the property legally described as follows:

LOTS 1, 2, 45 AND 46 AND THAT PART OF THE VACATED 16 FOOT ALLEY LYING BETWEEN SAID LOTS AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WEST AND LYING SOUTH OF THE NORTH LINE OF LOT 1 EXTENDED WEST, ALL IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 AND EXCEPT THE RAILROAD) IN COOK COUNTY, ILLINOIS.

Commonly known as: 1755-1757 North Monticello Avenue; and  
1754-1758 North Central Park Avenue, Chicago, IL 60647

Permanent Index Numbers (PIN): 13-35-321-002-0000  
13-35-321-003-0000  
13-35-321-020-0000  
13-35-321-021-0000

does hereby covenant and agree for itself, its successors and assigns that 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 eight (8) townhomes to be constructed at 1755-1757 North Monticello Avenue and 1754-1758 North Central Park Avenue, 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 agreed that the operation and maintenance of the grounds to provide on-site storm water retention in open areas and across private yards shall be the responsibility of the owners of the condominium building and/or townhouses to be constructed on the site, and shall nor be the responsibility of the City of Chicago. Each owner grants and conveys to each adjacent owner the perpetual right and easement to discharge surface storm drainage and runoff from the grantee's open areas and private yards upon and across the surface of the grantor's open areas and private yards. No owner shall alter or permit the alteration of the surface of open areas or private yards or storm water retention systems if the alteration would increase the flow of surface water onto an adjacent lot.** It is further granted 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

RECORDS SECTION

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meters wheresoever located on the property. The undersigned further states that this Covenant shall run with the land and shall be binding upon all subsequent grantees. This covenant is made to induce the City of Chicago to furnish sewer and water services to the above described premises.

This instrument is executed by the undersigned, as Owner, as aforesaid in the exercise and authority conferred upon and vested in it. the terms, provisions, stipulations and conditions to be performed by the undersigned Owners are undertaken by it as Owners as aforesaid and all statements herein are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against the undersigned, by reason of the terms of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

Executed at Chicago, Illinois this 24th day of March, 2016.

1755 N. Monticello, Inc.,  
An Illinois corporation

By: \_\_\_\_\_  
Sergiy Wasilechko  
President

Subscribed and Sworn to before  
me this 24th day of March, 2016

\_\_\_\_\_  
Notary Public

