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1705416003

Prepared by and Mail to:

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John E. Lovestrand, PC
30 Green Bay Road
Winnetka, Illinois 60093

Doc# 1705416003 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 09:33 AM PG: 1 OF 7

SEWER & WATER COVENANT

*Address: 1929 S. Prairie Avenue, Chicago, Illinois
Building Permit Issued 1/19/2017 as No. 100669467*

*Address: 310 E. Cullerton Street, Chicago, Illinois
Building Permit Issued 1/19/2017 as No. 100669470*

*Address: 3 1/2 E. Cullerton Street, Chicago, Illinois
Building Permit Issued 1/19/2017 as No. 100669471*

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **Prairie 4 LLC**, an Illinois limited liability company, owner of the property legally described on Exhibit "A" attached hereto does hereby state, covenant and agree – for itself, its successors and assigns – as follows:

1. 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 **twelve (12) townhomes** listed on the attached Exhibit "A" to be constructed as approved by the City of Chicago, as amended from time to time -- and shall not be the responsibility of the City of Chicago;

2. The maintenance and repair of the water lines located anywhere on the property from the point of connection to the City "shut-off" shall also be the responsibility of the **Prairie Townhomes Association**, and shall not be the responsibility of the City of Chicago;

3. The property legally described on the attached Exhibit "A", to be conveyed to the HOMEOWNERS form of ownership for the said **Prairie Townhomes Association**, will be comprised of **twelve (12) townhomes** to be commonly known by the above-captioned addresses; and

4. The **three (3)** underlying permanent index numbers for the entire property are also set forth on the attached Exhibit "A", and will affect all townhome units to be situated upon the underlying property; and

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5. The above sewer and water covenants shall run with the land and shall therefore be binding upon all subsequent grantees.

6. The **buffalo boxes** (water service shut-off valves) and water meters for said **townhomes** shall be accessible at all times to the City of Chicago.

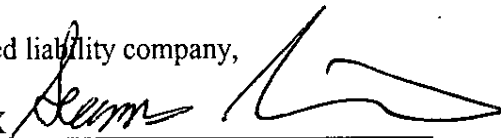
7. The City of Chicago Water Department will have the right to come on the private property to shut off water for non-payment, if and when applicable.

8. These covenants are made to induce the City of Chicago to furnish sewer and water services to the above described property, in the manner aforesaid.

IN WITNESS WHEREOF, the said **Prairie 4 LLC**, an Illinois limited liability company, has caused its company name to be signed in these presents by its Manager on or about this 22nd day of February, 2017.

Prairie 4 LLC,
an Illinois limited liability company,

By: X

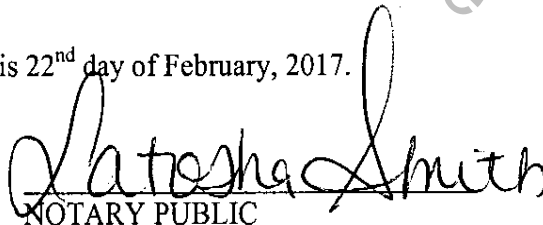
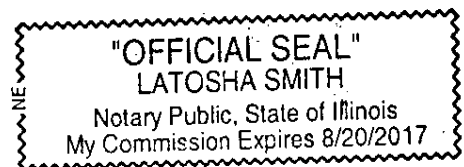


Seamus Murnin, Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Manager of **Prairie 4 LLC**, 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 the said instrument as his own 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 22nd day of February, 2017.


NOTARY PUBLIC

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CONSENT OF MORTGAGEE

Countryside Bank, holder of a Mortgage on the Property dated JUNE 23 2016 and recorded as Document No. 1619550085, hereby consents to the execution and recording of the within Sewer & Water Covenant and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, **Countryside Bank** has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, on or about this 22nd day of February, 2017.

Countryside Bank

By: X *Mary McNally*
Its: SENIOR VICE PRESIDENT

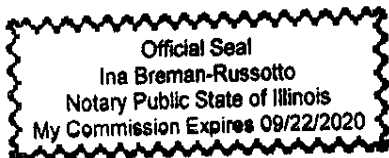
ATTEST:

By: X *Charise Keppore*
Its: A.V.P.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, a Notary Public in and for said County and State, do hereby certify that MARY H. McNally ^{SENIOR VICE PRESIDENT} and CHARISE KEPPORE ^{VICE PRESIDENT}, Assistant ~~Secretary~~ of **Countryside Bank**, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of February, 2017.



Ina Breman-Russotto
NOTARY PUBLIC

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Exhibit "A"

The **twelve (12)** townhomes to be situated within the underlying legal description (attached hereto and made a part hereof) for the parcels of real estate commonly known as **1943-47 South Prairie Avenue**, Chicago, Illinois.

THREE (3) PERMANENT INDEX NUMBERS UNDERLYING THE ENTIRE PROPERTY:

17-22-309-014-0000;
17-22-309-015-0000; and
17-22-309-032-0000.

See Legal Description attached hereto and incorporated herein by reference

Property of Cook County Clerk's Office

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17223090140000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookcountyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

17	22	309	014		512	76016
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
512

TAX CODE
76016

AREA	SUB-AREA	BLOCK	PARCEL	UNIT
17-	22-	309-	014	

ASSRS DIV OF SW FRL $\frac{1}{4}$
 CULVERS & OTHERS SUB
 L 2&3 B 5) JONES ADD L 1&2 B 11 &3 &

22	391	4	LOT	SUB-LOT	LOT	BLOCK
				6	4	12

1971 DIVISION

Block _____ Parcel _____

1991 DIVISION

Block _____ Parcel _____

1994c DIVISION

Block _____ Parcel _____

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17223090150000

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17	22	309	015		512	76016
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA SUB-AREA BLOCK PARCEL UNIT
17- 22- 309- 015

VOLUME
512
TAX CODE
76016

GEO SMITHS ADD

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
22	39	14			2	5

1971 DIVISION

Block _____ Parcel _____

1991 DIVISION

CODE CHANGE

Block _____ Parcel _____

1994 DIVISION

CODE CHANGE

Block _____ Parcel _____



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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17223090330000

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17	22	309	033	512	76016
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION
 VOLUME
 512
 TAX CODE
 76016

AREA SUB-AREA BLOCK PARCEL UNIT
 17- 22- 309- 033

ASSESSORS DIV OF SW FRL
 CULVER & OTHERS SUB OF LTS
 LTS 2&3 BLK 5 JONES ADD TOGETHER WITH
 (EX N 50.74FT)

RANGE	SECTION	LOT	SUB-LOT	BLOCK
22	39	14		
				5
				(1&2) 1
				(3&4) 12

DIVISION
 Year 19079
 Block 309 Parcel 013

1991 DIVISION
 CHANGE
 Block _____ Parcel _____

1994 DIVISION
 CHANGE
 Block _____ Parcel _____