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COVENANT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, by and on behalf of Klairmont Enterprises, Inc., an Illinois corporation and sole beneficiary of NBD Trust Company of Illinois Trust Number 4172-HP, holder of the title to the property legally described as follows:


Lots A and B in Koester and Zander's Section Line Subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois,

commonly known as 3125 North Knox/4603-21 West Belmont, Chicago, Illinois and bearing the following Property Index Number (P.I.N.):

13-27-103-001,

does hereby covenant and agree that neither the undersigned nor its successors or assigns will sell or convey as totally separate parcels any structures constructed on such property which share common sewer and/or water facilities, unless and until the sewer and or water facilities servicing said parcels are properly separated and that constructed on the property are two (2) commercial/industrial buildings. 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 service to the above described premises.

Klairmont Enterprises, Inc., an Illinois corporation and sole beneficiary of NBD Trust Company of Illinois Trust #4172-HP

  
BY: Alfred M. Klairmont, V.P. - Sec.

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DEPT-01 RECORDING \$23.50  
T#4444 TRAH 9197 10/16/92 14:34:00  
#1409 # \*-92-771838  
COOK COUNTY RECORDER



This Document Prepared by, and after recording return to:  
Jeffrey Jay Levin  
Imperial Realty Company  
4747 W. Peterson Avenue  
Chicago, IL. 60646

2350  
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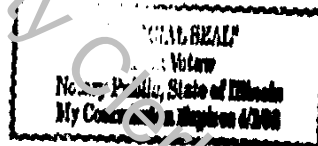
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STATE OF ILLINOIS  
COUNTY OF COOK

I, Hilda Votaw, a Notary Public, in and for said County in the state of Illinois, DO HEREBY CERTIFY that Alfred M. Klairmont is personally known to me and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of Klairmont Enterprises, Inc. as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said Signator then and there acknowledged that he is Vice President and Secretary of said corporation, did affix his signature to said instrument as a free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Dated this 14th Day of October, 1992

*Hilda Votaw*  
\_\_\_\_\_  
Notary Public



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