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+ Company of Chicago

92047301

This covenant is entered into this January 13, 1992, between American National Bank & Trust, as Trust No. 113130-04, as the owner of the property commonly known as 1531 and 1543 North Kingsbury (Owner), said property legally described on Exhibit 1 attached hereto, for itself, its heirs, administrators, successors in interest, assigns; for the benefit of Midwest Zinc Corporation, an Illinois Corporation, ("MIDWEST") the owner of the property legally described on Exhibit 2, and commonly known as 1001 West Weed Street, and the City of Chicago, for themselves, and successors in interest and assigns, and thereby covenants as follows:

1. The owner hereby covenants that the property described herein, and commonly known as 1531 and 1543 North Kingsbury, will not have established thereon any residential use, as defined within the City of Chicago's Zoning Ordinance, for a period of fifteen (15) years from the date of this agreement, or until such time as the following circumstances may occur:

(a) That the City of Chicago enacts a planned development ordinance as so defined within the Chicago Zoning Ordinance, which includes the property set forth herein, and under which planned development ordinance, residential uses are prohibited; or

(b) That manufacturing uses on the property as owned by MIDWEST cease to operate for one (1) year.

MIDWEST its successors and assigns and/or the City of Chicago shall have the right to prevent the breach of this covenant by an injunction mandatory or otherwise.

AMERICAN NATIONAL BANK
TRUST NO. 113130-04, AS TRUSTEE

[Signature]
Peter Jonansen
one of

- P.I.N. 17-05-213-034
- 17-05-213-005
- 17-05-213-006
- 17-05-213-032



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Birand I. Cohen
Schaer, Finsel & Bernig, Ltd.
222 North LaSalle Street 1910
Chicago, IL 60601

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EXHIBIT 1

PARCEL 1:

Lot 26 in Yale's resubdivision of Block 45 in Elston's addition to Chicago in the North East 1/4 of Section 5, Township 39 North, Range 14 East of the third principal meridian, (excepting that part of Lot 26, described as follows:

Beginning at the most Southerly corner of said Lot on Kingsbury Street and running thence Northwesterly along the Lot Line 15 feet; running thence Northeasterly along a line drawn parallel to the Lot line between Lots 26 and 27 to the alley; thence Southeasterly along said alley to the most Southerly corner of said Lot 26 on said alley; thence Southwesterly along Lot line to the place of beginning) also Lot 2 and that part of Lot 1 in the resubdivision of Lots 23, 24 and 25 in Yale's resubdivision of Block 45 in Elston's addition to Chicago in the North East 1/4 of Section 5 aforesaid, lying South of a line drawn from a point in the Southwesterly line of said Lot, 17.0 feet Southerly of the Northwesterly corner thereof to a point in the Northeasterly line of Lot 1 aforesaid, 16.62 feet Southerly of the Northeasterly corner thereof all in Township 39 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

PARCEL 2:

Lots 18 and 19 in J.A. Yale's resubdivision of Block 45 of Elston's addition to Chicago in Section 5, Township 39 North, range 14 East of the third principal meridian, in Cook County, Illinois.

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EXHIBIT "2"

Legal Description: Lots 1 through 7, inclusive, in Block 46 in Elston's addition to Chicago, being a subdivision of part of Section 5, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Also Described as

Chicago Land Company's resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84 together with Lot 1 in Block 50 and in Elston's addition to Chicago in the Northeast Quarter of Section 5, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 17-05-212-001
17-05-212-002
17-05-212-003
17-05-212-004
17-05-212-005

Commonly know as: 1001 W. Weed Street
Chicago, Illinois 60622

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