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ARCHITECTURAL CHANGE COVENANT

This covenant and agreement is entered into this 25th day of September, 1992, by Jeffrey L. Davis (hereinafter referred to as "Owner") and Walpole Point Owners Association, Inc., an Illinois not-for-profit corporation (hereinafter referred to as "The Association").

EBJ #1
T#8888 TRAN 8645 01/12/93 15:13:00 \$27.00
#9946 # * -93-028213
COOK COUNTY RECORDER

RECITALS

A. Owner owns certain real estate in Chicago, Illinois in the Walpole Point Development which is improved with a building. The address of the real estate is 2064 N. Larrabee, Chicago, IL 60614 and its legal description is attached on Exhibit "A". (This real estate and improvements is hereinafter collectively referred to as the "Unit").

B. The Unit is subject to the terms of a certain Declaration of Covenants, Conditions and Restrictions, dated August 10, 1971, between LaSalle National Bank, as Trustee under Trust Agreement dated July 15, 1971 and known as Trust No. 41100 and LaSalle National Bank, as Trustee under Trust Agreement dated July 15, 1971 and known as Trust No. 243864 (the "Declaration"), such Declaration having been recorded with the Cook County Recorder of Deeds on September 17, 1981 as document No. 21625497 and having been from time to time amended pursuant to its terms. 93028213

C. The Declaration provides, among other things, that the Association shall have certain rights and obligations. One of its obligations, set forth in Article V, Paragraph 5.06, is to provide exterior maintenance to the building on the Unit. One of its rights pursuant to Article VII is to review any exterior alterations, additions or changes which any owners of any property subject to such Declaration wishes to make and to either approve or disapprove of such alterations, additions or changes.

D. The Owner has requested permission from the Association to make the architectural changes set forth on Exhibit "B" (the "Resulting Improvement"). The Association has indicated that it is willing to allow the Owner to make such changes provided that the Owner agrees to the terms, conditions and covenants set forth hereinafter.



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NOW, THEREFORE, in exchange for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Owner is hereby granted approval pursuant to Article VII of the Declaration to perform upon the Unit the work described in Exhibit 'B'.

2. The Owner hereby agrees to indemnify and hold the Association, its officers, directors and members, harmless from and against any damages, liabilities, claims, charges, lawsuits, or other matters arising out of the work performed pursuant hereto and described on Exhibit 'B'.

3. The Owner hereby waives and forfeits any rights which the Owner has pursuant to Paragraph 5.06 of the Declaration to cause the Association to provide exterior maintenance excluding painting to or upon (a) the Resulting Improvement, (b) any pre-existing improvement which is made inaccessible by virtue of the Resulting Improvement, (c) any portions of the Unit or the existing improvements which are covered or enclosed by the Resulting Improvement (d) any part of the existing improvements on Unit which are in contact with or otherwise affected by the Resulting Improvement.

4. The covenants and agreements set forth herein shall run with the land described on Exhibit 'A' and shall be binding upon all successors, heirs, assigns and transferees of the Owner.

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Jeffrey J. Davis

Owner

September 2, 1992

OFFICIAL SEAL
ELIZABETH J. HABAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/16/94

John J. ... Secretary

for Walpole Point Owners Association Inc.

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EXHIBIT "A"

TRACT V

A parcel of land being part of the following described tract:

Lot 11 (except the North 10 ft. thereof) and Lots 12, 13, 14, 15, 16 and 17 in Block 1 of Julia Foster Porter's Subdivision of Block 27 of Canal Trustees Subdivision of part of Section 33, Twp. 40 N., Range 14 East of the 3rd. P.M.

ALSO

Lot 1 (except the South 22 ft. thereof) and Lots 2, 3 and 7 in the Subdivision of Lots 1 and 2 and the North 10 ft of lot 11 in Block 1 of Julia Foster Porter's Subdivision of Block 27 of Canal Trustees Subdivision, aforesaid.

ALSO

Lot "A" of the Consolidation of Lots 4, 5, 6 and the South 22 ft of Lot 1 in the Subdivision of Lots 1 and 2 and the North 10 ft. of Lot 11 in Block 1 of Julia Foster Porter's Subdivision, aforesaid,

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Said parcel being described as follows:

PARCEL - 116 Commencing at the N.E. corner of said tract, thence due South along the E line of said tract, 51.89 ft. to the place of beginning, continuing thence South on E line, 27.33 ft.; thence S 80°00' W., 30.40 ft.; thence N. 10°00' W., 26.92 ft.; thence N. 80°00' E., 35.14 ft.; to the place of beginning. (Commonly known as 2064 North Larrabee)

STREET ADDRESS: 2064 North Larrabee, Chicago, IL 60614
PERMANENT INDEX NO. 14-33-129-062

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EXHIBIT "B"

RESULTING IMPROVEMENT

Remove six (6) windows and replace with six (6) wood casement window per specification sheet from Hurd Windows (see attached). Window to be painted brown upon completion.

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M. MYERS PROPERTIES
401 N. MORGAN ST
CHICAGO IL 60611

ATTN: BETTY