

# UNOFFICIAL COPY

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## COVENANT

Orchard Park Limited Partnership, an Illinois limited partnership, ground lessee of the property legally described on Exhibit A attached hereto (the "Property") does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common water and sewer lines constructed by the undersigned and located anywhere on the Property from the point of connection to the sewer and water mains in the public way, shall be the responsibility of the ground lessee of the approximately 10 attached townhomes intended to be constructed thereon by the undersigned and shall not be the responsibility of the City of Chicago. The undersigned further states that this covenant shall be binding upon all of its grantees. This covenant is made to induce the City of Chicago to furnish sewer and water service to the above-described premises.

Dated: June 6, 1995

Orchard Park Limited Partnership,  
an Illinois limited partnership

By: Orchard Park, L.L.C., an Illinois  
limited company, its general partner

By: OPT, Inc., its member

*Christine M. J. Oliver*  
Its: President

Property Address: Vacant Land located at Weed Street and Clybourn Avenue, Chicago, Illinois.

P.I.N. 17-04-101-029-0000  
17-04-101-044-0000  
17-04-101-045-0000  
17-04-101-048-0000  
17-04-101-051-0000  
17-04-101-052-0000  
17-04-102-031-0000

. DEPT-01 RECORDING \$25.00  
. T#2222 TRAN 0277 06/06/95 14:42:00  
. #1727 ÷ VF \* -95-367599  
. COOK COUNTY RECORDER  
. DEPT-10 PENALTY \$22.00

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25  
22  
4700  
BANK

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11/11/2011

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Exhibit A

PARCEL 1 (PROPOSED BLOCK 1 IN ORCHARD PARK):

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH EAST LINE OF CLYBOURN AVENUE, AS SAID STREET IS SHOWN ON THE PLAT OF BUTTERFIELD'S ADDITION TO CHICAGO, WITH THE CENTER LINE OF WEED STREET, AS SHOWN ON THE PLAT OF C. J. HULL'S SUBDIVISION OF LOTS 155 AND 156 IN SAID BUTTERFIELD'S ADDITION;

THENCE NORTH 45 DEGREES EAST, ALONG SAID CENTER LINE OF WEED STREET, A DISTANCE OF 235 FEET TO A POINT ON A LINE 235 FEET NORTH EAST OF AND PARALLEL WITH THE NORTH EAST LINE OF CLYBOURN AVENUE AFORESAID;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.30 FEET TO A POINT ON A LINE 105.30 FEET SOUTH EAST OF AND PARALLEL WITH THE CENTER LINE OF WEED STREET AFORESAID;

THENCE SOUTH 45 DEGREES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 235 FEET TO A POINT ON THE AFORESAID NORTH EAST LINE OF CLYBOURN AVENUE;

THENCE NORTH 45 DEGREES WEST, ALONG SAID NORTH EAST LINE OF CLYBOURN AVENUE, A DISTANCE OF 105.30 FEET TO THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

PARCEL 2 (PROPOSED BLOCK 2 IN ORCHARD PARK):

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH EAST LINE OF CLYBOURN AVENUE, AS SAID STREET IS SHOWN ON THE PLAT OF BUTTERFIELD'S ADDITION TO CHICAGO, WITH THE CENTER LINE OF WEED STREET, AS SHOWN ON THE PLAT OF C. J. HULL'S SUBDIVISION OF LOTS 155 AND 156 IN SAID BUTTERFIELD'S ADDITION;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID NORTH EAST LINE OF CLYBOURN AVENUE, A DISTANCE OF 105.30 FEET TO A POINT OF INTERSECTION WITH A LINE 105.30 FEET SOUTH EAST OF AND PARALLEL WITH SAID ORIGINAL SOUTH EAST LINE OF WEED STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 235 FEET TO A POINT ON A LINE 235 FEET NORTH EAST OF AND PARALLEL WITH THE NORTH EAST LINE OF CLYBOURN AVENUE AFORESAID;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 44.70 FEET TO A POINT ON A LINE 150 FEET SOUTH EAST OF AND PARALLEL WITH THE CENTER LINE OF WEED STREET AFORESAID;

THENCE SOUTH 45 DEGREES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 94 FEET TO A POINT ON A LINE 141 FEET NORTH EAST OF AND PARALLEL WITH THE NORTH EAST LINE OF CLYBOURN AVENUE AFORESAID;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 73.30 FEET TO A POINT ON A LINE 223.30 FEET SOUTH EAST OF AND PARALLEL WITH THE CENTER LINE OF WEED STREET AFORESAID;

THENCE SOUTH 45 DEGREES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 141 FEET TO A POINT ON THE AFORESAID NORTH EAST LINE OF CLYBOURN AVENUE;

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THENCE NORTH 45 DEGREES WEST, ALONG SAID NORTH EAST LINE OF CLYBOURN AVENUE, A  
DISTANCE OF 118 FEET TO THE POINT OF BEGINNING

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IN COOK COUNTY, ILLINOIS.

PARCEL 3 (PROPOSED BLOCK 4 IN ORCHARD PARK):

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH,

RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH EAST LINE OF CLYBOURN AVENUE, AS SAID STREET IS SHOWN ON THE PLAT OF BUTTERFIELD'S ADDITION TO CHICAGO, WITH THE CENTER LINE OF WEED STREET, AS SHOWN ON THE PLAT OF C. J. HULL'S SUBDIVISION OF LOTS 155 AND 156 IN SAID BUTTERFIELD'S ADDITION;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID NORTH EAST LINE OF CLYBOURN AVENUE, A DISTANCE OF 223.30 FEET TO A POINT OF INTERSECTION WITH A LINE 223.30 FEET SOUTH EAST OF AND PARALLEL WITH SAID CENTER LINE OF WEED STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 141 FEET TO A POINT ON A LINE 141 NORTH EAST OF AND PARALLEL WITH THE NORTH EAST LINE OF CLYBOURN AVENUE AFORESAID;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.50 FEET TO A POINT ON A LINE 264.80 FEET SOUTH EAST OF AND PARALLEL WITH THE CENTER LINE OF WEED STREET AFORESAID;

THENCE SOUTH 45 DEGREES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 19 FEET TO A POINT ON A LINE 122 FEET NORTH EAST OF AND PARALLEL WITH THE NORTH EAST LINE OF CLYBOURN AVENUE AFORESAID;

THENCE SOUTH 45 DEGREES EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 24.50 FEET TO A POINT OF TANGENCY WITH A CURVED LINE CONVEX TO THE EAST AND HAVING A RADIUS OF 10 FEET;

THENCE SOUTHWARDLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY;

THENCE DUE SOUTH ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 22.63 FEET TO A POINT OF TANGENCY WITH A CURVED LINE CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 10 FEET;

THENCE SOUTHWARDLY AND WESTWARDLY ALONG SAID CURVED LINE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY WITH A LINE 315.30 FEET SOUTH EAST OF AND PARALLEL WITH THE CENTER LINE OF WEED STREET AFORESAID;

THENCE SOUTH 45 DEGREES WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 96 FEET TO A POINT ON THE AFORESAID NORTH EAST LINE OF CLYBOURN AVENUE;

THENCE NORTH 45 DEGREES WEST, ALONG SAID NORTH EAST LINE OF CLYBOURN AVENUE, A DISTANCE OF 92 FEET TO THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

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