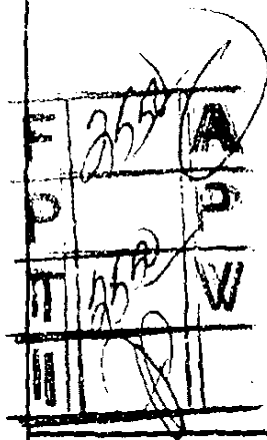


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COVENANT

Know all men by these presents that the undersigned, BEJCO DEVELOPMENT CORPORATION, an Illinois corporation, owner of the property legally described on Exhibit A attached hereto (the "Property"), does hereby



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 #0217 : RH *--96-771305
 COOK COUNTY RECORDER

covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer lines and water lines constructed by the undersigned and located anywhere on the Property from the point of connection to the sewer main and water main, as the case may be, in the public street, shall be the responsibility of the owners of the approximately three (3) condominium units 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 run with the land and be binding upon all of its subsequent grantees. This covenant is made to induce the City of Chicago to furnish sewer and water service to the above-described premises.

Dated: October 3, 1996

BEJCO DEVELOPMENT CORPORATION,
 an Illinois corporation

By: *[Signature]*

Its: *President's Office*

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Property of Cook County Clerk's Office

STATE OF)
) SS
COUNTY OF)

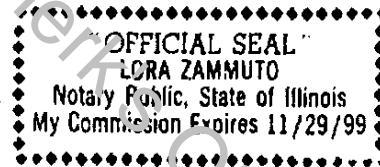
I, Lora Zammuto, a Notary Public in and for said County, in the State aforesaid, do hereby certify that B. J. Spathies, personally known to me to be the President of BEJCO Development Corporation, an Illinois corporation, duly licensed to transact business in the State of Illinois and _____, personally known to be to be the _____ Secretary of said corporation and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as President and _____ Secretary of said corporation, and caused the Corporate Seal of said corporation to be fixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of October, 1996.

Lora Zammuto
NOTARY PUBLIC

Prepared by and upon recording return to:

Felice M. Bressler
Sachnoff & Weaver, Ltd.
30 South Wacker Drive
Suite 2900
Chicago, IL 60606
Recorder's Box #367



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EXHIBIT A

THAT PART OF LOTS 13, 14, 15 AND 16, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 16 WITH THE NORTH LINE OF THE SOUTH 34.0 FEET OF LOT 16; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 30.83 FEET TO A LINE 125.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 19; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID PARALLEL LINE 87.92 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST PARALLEL WITH THE EAST LINE OF LOT 13 FOR A DISTANCE OF 3.25 FEET TO A LINE 121.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 19; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS EAST PARALLEL WITH THE NORTH LINE OF LOT 19 FOR A DISTANCE OF 21.50 FEET TO THE WEST LINE OF THE EAST 14.0 FEET OF LOT 13; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE LAST DESCRIBED LINE 34.16 FEET TO THE NORTH LINE OF THE SOUTH 34.0 FEET OF LOTS 13 TO 16; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 34.0 FEET OF SAID LOTS FOR A DISTANCE OF 109.43 FEET TO THE POINT OF BEGINNING, ALL IN SCHNEIDERS SUBDIVISION OF LOTS 26, 27 AND 28 IN NORTH ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #14-33-421-024-0000, 14-33-421-025-0000, 14-33-421-026-0000, 14-33-421-027-0000, 14-33-421-028-0000

Property address: 1605 North Sedgwick Street
338-340 West North Avenue
Chicago, Illinois

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