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RIDER ATTACHED TO AND MADE A PART OF WARRANTY DEED DATED DEC. 17, 1997, 1997, FROM JOHN W. ROSENTHAL AND PATRICIA M. ROSENTHAL, GRANTORS, TO DARIN KOHLER AND AMY KOHLER, GRANTEES

PARCEL 1:

UNIT NUMBER 930-'N', IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18, 19, AND PART OF LOT 12 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1; ALSO PART OF LOT 22 IN BLOCK 57 AND PART OF LOT 22 AND OF LOT 3 IN BLOCK 58 IN HYDE PARK SUBDIVISION, ALL IN THE SOUTH EAST 1/4 OF SECTION 11, AND THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24684928; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 11-'B'-'E', A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 24684928, IN COOK COUNTY, ILLINOIS,

SUBJECT TO: The general exceptions contained in a Contract Purchaser's commitment for title insurance issued by Chicago Title Insurance Company and to the following exceptions: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established or implied from the Declaration of Condominium or amendments thereto, if any; roads, highways, streets and alleys, if any; limitations and conditions imposed by the Condominium Property Act; party-wall rights and agreements, if any; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; installments not due at the date hereof for any special tax or assessment for any improvements heretofore completed; general real estate taxes for the year 1996 and subsequent years; building lines and building restrictions, use or occupancy restrictions, and building and zoning laws and ordinances; the rights, if any, of the public in any portion of the premises aforesaid which may fall within any public street, way or alley adjacent or contiguous to said premises; installments due after date of closing of assessments established pursuant to the Declaration of Condominium; the rights of all persons claiming by, through or under the Purchaser and all acts of Purchaser; and, without limiting the generality of the foregoing, the following:

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1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 24, 1978 AS DOCUMENT 24684928 AND AS AMENDED FROM TIME TO TIME

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'

2. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MAY 30, 1959 AS DOCUMENT 17492863.

(AFFECTS PART OF THE COMMON ELEMENTS)

3. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT FOR A PERMANENT RIGHT OF WAY AND PERPETUAL EASEMENT TO MAINTAIN, REPLACE AND REMOVE A SEWER OR OTHER MUNICIPALLY-OWNED SERVICE FACILITIES, AS CREATED BY GRANT TO THE CITY OF CHICAGO RECORDED JUNE 12, 1959 AS DOCUMENT 17566270.

(AFFECTS PART OF THE COMMON ELEMENTS)

4. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE PEOPLES GAS, LIGHT AND COKE COMPANY RECORDED JANUARY 5, 1961 AS DOCUMENT 18055216.

(AFFECTS PART OF THE COMMON ELEMENTS)

5. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 17, 1961 AS DOCUMENT 18088682.

(AFFECTS PART OF THE COMMON ELEMENTS)

6. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MAY 23, 1961 AS DOCUMENT 18169856.

(AFFECTS PART OF THE COMMON ELEMENTS)

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7. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED SEPTEMBER 23, 1963 AS DOCUMENT 18919902.

(AFFECTS PART OF THE COMMON ELEMENTS)

8. RESERVATION OF EASEMENTS OVER THE LAND DESCRIBED IN THE ORDINANCE OF VACATION DATED DECEMBER 22, 1958 AND RECORDED MAY 6, 1959 AS DOCUMENT 17473436, AS AMENDED BY ORDINANCE DATED MAY 27, 1959 AND RECORDED JUNE 11, 1959 AS DOCUMENT 17566049 FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, THE PEOPLES GAS LIGHT AND COKE COMPANY AND FOR SEWERS AND WATERMANS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER AND WATER SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT.

(AFFECTS PART OF THE COMMON ELEMENTS)

9. TERMS AND PROVISIONS OF THE REDEVELOPMENT PLAN OF THE CHICAGO LAND CLEARANCE COMMISSION, AS REVISED AND APPROVED BY THE CHICAGO CITY COUNCIL BY ORDINANCE RECORDED AS DOCUMENT 17458701.

10. COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO COMPLETION OF IMPROVEMENTS ON THE LAND, PROHIBITING CHANGES IN THE CHARACTER

OF IMPROVEMENTS PRIOR TO JULY 1, 1997 AND PROHIBITING DISCRIMINATION CONTAINED (1) IN THE REDEVELOPMENT AGREEMENT BETWEEN CHICAGO LAND CLEARANCE COMMISSION, A MUNICIPAL CORPORATION, AND WEBB AND KNAPP, INC., A CORPORATION OF DELAWARE, DATED JANUARY 30, 1958 AND RECORDED JULY 23, 1958 AS DOCUMENT 17268063, AS SUPPLEMENTED BY INSTRUMENT RECORDED OCTOBER 6, 1958 AS DOCUMENT 17338285, ON JUNE 2, 1959 AS DOCUMENT 17556218 AND ON NOVEMBER 6, 1959 AS DOCUMENT 17706267, (2) THE QUIT CLAIM DEED FROM THE CHICAGO LAND CLEARANCE COMMISSION TO WEBB AND KNAPP, INC., DATED JUNE 11, 1959 AND RECORDED JUNE 29, 1959 AS DOCUMENT 17582440 AND (3) THE QUIT CLAIM DEED FROM WEBB AND KNAPP, INC. TO UNIVERSITY GARDENS, INC., A CORPORATION OF ILLINOIS, DATED JUNE 26, 1959 AND RECORDED JUNE 29, 1959 AS DOCUMENT 17582441.

SAID INSTRUMENTS CONTAIN PROVISIONS FOR A RECONVEYANCE TO AND RIGHT OF RE-ENTRY IN FAVOR OF THE CHICAGO LAND CLEARANCE COMMISSION IN THE EVENT OF A BREACH OF CONDITIONS.

11. ENCRDACHMENT BY THE CONCRETE WALL LOCATED ON THE LAND SOUTH AND ADJOINING OVER THE SOUTH LINE OF THE LAND BY 0.03 OF A FOOT AS DISCLOSED BY THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 24684929.

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