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This instrument prepared by:

LAW OFFICES OF LISA A. MARINO 3310 North Harlem Avenue Chicago, Illinois 60634 773.804.9100

Mail to:

LAW OFFICES OF LISA A. MARINO 3310 North Farlem Avenue Chicago, Illinois 62634

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS is being made as of this 5th day of December, 1997, by JOHN G. E. GONESS for the benefit of himself and all future owners of the property commonly known as 1651-55 West Huron, Chicago, Illinois 60622 (the "Property").

WITNESSETH

WHEREAS, the JOHN G. BIGONESS is the owner of the Property commonly known as 1651-53 West Huron, Chicago, II. The Property is more particularly described on the attached Exhibit "A"; and,

WHEREAS, the owner of the Property wishes to cause the Property to be improved in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the following covenants are declared to restrict, encumber and bind the Property, to be appurtenant to and run with the land and inure to the benefit of and bind all future owners of the Property and their heirs, specessors and assigns, to wit:

- 1. The Property shall be developed with a Six (6) Dwelling-Unit Building, with one parking space per unit, according to the site plan attached hereto as Exhibit "B".
- 2. The exterior walls of the Buildings, structures or improvements shall be primarily masonry construction.

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3. The Property shall be placed into condominium ownership pursuant to the Illinois Condominium Property Act. From the date of passage of the amendment to the zoning ordinance which changes the subject property's zoning from R3 to R4, the condominium units shall be offered for initial sale to condominium buyers.

IN WITNESS WHEREOF, the Owner has executed the foregoing, as of the day and year above-written.

STATE OF ILLINOIS

) ss

COUNTY OF COOK

1, LISA MARINO

State aforesaid, do hereby certify that Lisa and some is subscribed to the foregoing Declaration of Restrictive Covenants Appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this Lisa day of December, 1997.

OFFICIAL STATE OF RUNOIS

Notary Public

Notary Public

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EXHIBIT "A"

50059150

PIN.#: 17-07-211-003

COMMON ADDRESS: 1651-1653 WEST HURON, CHICAGO, ILLINOIS 60622

S0059100

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LOTS 22 AND 23 IN HAMILTON'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.