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1998-03-31 09:41:48
Cook County Recorder 199.50

COVENANT

Know all men by these presents that the undersigned, Owner, of the title to the property legally described on Exhibit A attached hereto does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer lines located anywhere on the property from the point of connection to the sewer main in the public street shall be the responsibility of the owners of condominiums to be constructed as approved by the City of Chicago, as amended from time to time, and shall not be the responsibility of the City of Chicago. The undersigned further states that this covenant shall run with the land and shall be binding upon all subsequent grantees. This covenant is made to induce the City of Chicago to furnish sewer and water service to the above described premises.

JS II, L.L.C.

By: *[Signature]*

Title: *Member for Grantor*

This document prepared by and return to:

Keith Harrington
Dranias, Harrington & Wilson
77 West Washington Street, Suite 920
Chicago, Illinois 60602



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EXHIBIT A

Legal Description of Phase Two Property

PARCEL 1:

LOTS 1, 2, 3 AND 4 (EXCEPT THE NORTH 64 FEET THEREOF) IN FRANZ'S SUBDIVISION OF THE WEST 101 FEET OF LOTS 2 AND 3 IN BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST FRACTIONAL SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EAST 50 FEET OF LOT 3 (EXCEPT THE NORTH 64 FEET) AND ALL OF LOTS 6, 7, 10, 11 AND 14 IN BLOCK 15 IN CANAL TRUSTEES NEW SUBDIVISION OF THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EAST 1/2 OF THE NORTH 1/2 OF LOT 5, IN BLOCK 17 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 IN SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE EAST 78 FEET OF LOTS 1, 2 AND 3 (TAKEN AS A TRACT) (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE SOUTH A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID LOT 3, 78 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 1 TO A POINT IN THE NORTH LINE OF SAID LOT 3, 78 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINES OF SAID LOT 1, 2 AND 3 TO THE POINT OF BEGINNING) IN JOHNSON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 18 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

THE EAST 78 FEET OF LOTS 3, 4, 5, 6 AND 7 IN BLOCK 18 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

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PARCEL 6:

THE EAST 78 FEET OF FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST AND WEST ALLEY LYING BETWEEN THE EAST LINE OF LOT 1 AND THE WEST LINE OF LOT 3 IN JOHNSON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 18 AND AFORESAID LINE EXTENDED SOUTH TO THE NORTH LINE OF LOT 3 IN BLOCK 18 IN CANAL TRUSTEES NEW SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS

PARCEL 7:

LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 16 IN CANAL TRUSTEES NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 9:

THE SOUTH 1/2 OF LOT 5 AND ALL OF LOTS 8, 9, 12 AND 13 IN BLOCK 15 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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EXHIBIT B

Permanent Tax Numbers and Street Addresses

17-21-410-009 1819 South Clark, Chicago, Illinois
17-21-410-010 1800 South Clark, Chicago, Illinois
17-21-407-013 1818 South Federal, Chicago, Illinois
17-21-408-007 1807 South Federal, Chicago, Illinois
17-21-408-008 1811 South Federal, Chicago, Illinois
17-21-408-009 1813 South Federal, Chicago, Illinois
17-21-408-010 1815 South Federal, Chicago, Illinois
17-21-408-011 1817 South Federal, Chicago, Illinois
17-21-408-012 1818 South Dearborn, Chicago, Illinois
17-21-408-013 1820 South Dearborn, Chicago, Illinois
17-21-408-014 1822 South Dearborn, Chicago, Illinois
17-21-408-015 1827 South Federal, Chicago, Illinois
17-21-408-016 1829 South Federal, Chicago, Illinois
17-21-408-017 1831 South Federal, Chicago, Illinois
17-21-408-018 1833 South Federal, Chicago, Illinois
17-21-408-019 1806 South Federal, Chicago, Illinois
17-21-408-020 1808 South Federal, Chicago, Illinois
17-21-408-021 1812 South Federal, Chicago, Illinois
17-21-408-022 1814 South Federal, Chicago, Illinois
17-21-408-023 1816 South Federal, Chicago, Illinois
17-21-408-024 1824 South Federal, Chicago, Illinois
17-21-408-025 1826 South Federal, Chicago, Illinois
17-21-408-026 1832 South Federal, Chicago, Illinois
17-21-408-027 1834 South Federal, Chicago, Illinois
17-21-409-024 31 West 18th, Chicago, Illinois
17-21-409-026 27 West 18th, Chicago, Illinois
17-21-409-028 25 West 18th, Chicago, Illinois
17-21-409-030 21 West 18th, Chicago, Illinois
17-21-409-032 19 West 18th, Chicago, Illinois
17-21-409-006 1813 South Dearborn, Chicago, Illinois
17-21-409-007 1817 South Dearborn, Chicago, Illinois
17-21-409-008 1823 South Dearborn, Chicago, Illinois
17-21-409-009 1831 South Dearborn, Chicago, Illinois
17-21-409-010 22 West 19th, Chicago, Illinois
17-21-409-017 1812 South State, Chicago, Illinois
17-21-409-018 1814 South State, Chicago, Illinois
17-21-409-019 1822 South State, Chicago, Illinois
17-21-409-020 1830 South State, Chicago, Illinois

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