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1998-04-06 11:21:34
Cook County Recorder 51.50

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: 

This document prepared by and return to:

Keith Harrington
Drnias, 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 161 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	27 West 18 th Street
17-21-410-010	30 West 19 th Street
17-21-407-013	20 West 19 th Street
17-21-408-007	32 West 19 th Street
17-21-408-008	42 West 19 th Street
17-21-408-009	52 West 19 th Street
17-21-408-010	44 West 19 th Street
17-21-408-011	54 West 19 th Street
17-21-408-012	100-02 West 19 th Street
17-21-408-013	1829 South Clark Street
17-21-408-014	1816 South State Street
17-21-408-015	12 West 19 th Street
17-21-408-016	16 West 19 th Street
17-21-408-017	1828 South State Street
17-21-408-018	1814 South Clark Street
17-21-408-019	1822 South Clark Street
17-21-408-020	1830 South Clark Street
17-21-408-021	
17-21-408-022	
17-21-408-023	
17-21-408-024	
17-21-408-025	
17-21-408-026	
17-21-408-027	
17-21-409-024	
17-21-409-026	
17-21-409-028	
17-21-409-030	
17-21-409-032	
17-21-409-006	
17-21-409-007	
17-21-409-008	
17-21-409-009	
17-21-409-010	
17-21-409-017	
17-21-409-018	
17-21-409-019	
17-21-409-020	

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