

THIS DOCUMENT PREPARED BY &
AFTER RECORDING RETURN TO:

Leon J. Teichner
LEON J. TEICHNER & ASSOCIATES
180 North LaSalle Street
Suite 1601
Chicago, Illinois 60601



99582332

COVENANT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, MIDTOWN BANK AND TRUST COMPANY, not individually but solely as Trustee under Trust No. 2134 dated July 9, 1997, holder as Trustee as aforesaid of the title to the property legally described on Exhibit "A" attached hereto and made a part hereof, does hereby covenant and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer and water 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 the sixteen (16) 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.

THIS INSTRUMENT is executed by MIDTOWN BANK AND TRUST COMPANY, not individually but solely as Trustee under Trust No. 2134 dated July 9, 1997, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by MIDTOWN BANK AND TRUST COMPANY, are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against MIDTOWN BANK AND TRUST COMPANY, by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

This instrument is executed by Mid Town Bank & Trust Co. of Chicago not personally but solely as trustee, as aforesaid. All the covenants and conditions to be performed hereunder by Mid Town Bank & Trust Co. of Chicago are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Mid Town Bank & Trust Co. of Chicago by reason of any of the covenants, statements, representations or warranties contained in this instrument.

GRANTOR:

MIDTOWN BANK AND TRUST COMPANY,
not individually but solely as Trustee under
Trust No. 2134 dated July 9, 1997,

By:

Its:

[Signature]
TRUST OFFICER

ATTEST:

By:

[Signature]
Ms Secretary



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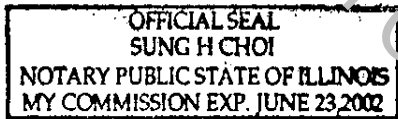
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah M. Stephankes of MIDTOWN BANK AND TRUST COMPANY, and Judith Sarmiento, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Asst.~~ Trust Officer and Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, and said Asst. Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of May, 1999.



NOTARY PUBLIC



My Commission Expires:

June 23, 2002

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EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 82,83,84, and 85 in FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 1700-1720 WEST NORTH AVENUE, CHICAGO, IL
P.I. NUMBERS: 14-31-429-031-0000
14-31-429-032-0000

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