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1017/0106 27 001 Page 1 of 4
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Cook County Recorder 51.00



MAINTENANCE AND REPAIR AGREEMENT

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WHEREAS, on July 8, 1999, COMMUNITY COLLEGE DISTRICT 510, SOUTH SUBURBAN COLLEGE, an Illinois Municipal Corporation (hereinafter referred to as "COLLEGE") and AMALGAMATED BANK OF CHICAGO, as Trustee under the provisions of a Trust Agreement dated June 10, 1999 and known as Trust Number 5830 (hereinafter referred to as "EDGAR") entered into a Real Estate Sales Contract for the purchase of property legally described in Exhibit "A" attached hereto and now known as Lots 1, 2, 3 and 4 in South Suburban College Park Subdivision, a Subdivision in the East ½ of the Southeast ¼ of Section 16, Township 36 North, Range 14, East of the Third Principal Meridian recorded December 23, 1999 as Document No. 09192739 and Lots 1 and 2 in the Resubdivision of Lots 3 and 4 in South Suburban College Park Subdivision, a Subdivision in the East ½ of the Southeast ¼ of Section 16, Township 36 North, Range 14, East of the Third Principal Meridian recorded March 1, 2001 as Document No. 0010167069; and

WHEREAS, the COLLEGE retains ownership of the Offsite Storm Sewer, Surface Water and Storm Water Retention Maintenance Area (hereinafter referred to as the "Retention Maintenance Area") legally described in Exhibit "B" attached hereto; and

WHEREAS, the South Suburban College Park Subdivision Plat recorded as Document No. 09192739 contains covenants for maintenance of said Retention Maintenance Area; and

BOX 333-CTI

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WHEREAS, it is the desire of the parties hereto to clarify their respective duties and obligations for the maintenance and repair of the Retention Maintenance Area.

NOW, THEREFORE, it is agreed between the parties hereto as follows:

1. The COLLEGE shall, at its own expense, be responsible for all ordinary maintenance and repairs of the Retention Maintenance Area including but not limited to the maintaining and mowing of grass, removal of trash and the general maintenance and repair of landscaping within the Retention Maintenance Area.
2. EDGAR shall, at its own expense, be responsible for all other maintenance and repairs, including but not limited to maintenance of infrastructure, so that the Retention Maintenance Area is in compliance with all other laws and ordinances of the Village of South Holland, Metropolitan Water Reclamation District of Greater Chicago, County of Cook and State of Illinois.
3. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have signed this Agreement this 8th day of MARCH, 2001.

COMMUNITY COLLEGE DISTRICT
510 (SOUTH SUBURBAN COLLEGE)
COUNTY OF COOK, STATE OF ILLINOIS

AMALGAMATED BANK OF
CHICAGO, Trust Number 5830,
dated June 10, 1999

By: Don Manning

By: Ralph Edgar
Ralph Edgar, beneficiary

Attest: Lyne Sumner

This document prepared by:
J. David Dillner
16231 Wausau Avenue
South Holland, IL 60473

Mail recorded document to:
Ralph Edgar
3885 W. Illinois Street
Village of Grand Detour
Dixon, IL 61021

UNOFFICIAL COPY**South Suburban College High Tech Business Park***Legal Description*

That part of Lot 8, Lot 9, and Lot 10 in Van Drunen's Subdivision (being a subdivision of Lots 17 and 18 of School Trustee's Subdivision recorded April 06, 1878 as document number 175326) recorded June 23, 1897 as document number 2555456, and of Lot 4 in a subdivision (being a subdivision of Lots 41 and 42 in County Clerk's Subdivision of unsubdivided lands recorded April 15, 1907 as document number 4018845 and of Lot 19 in School Trustee's Subdivision recorded April 06, 1878 as document number 175326) recorded as document number 4410145, lying in the Southeast Quarter of Section 16, Township 36 North, Range 14, East of The Third Principal Meridian bounded and described as follows:

Beginning at a point, said point being the intersection of North line of the South 50.00 feet of said Southeast Quarter and the East line of the West 31.50 feet of Lot 8 in said Van Drunen's Subdivision; thence, on an assumed bearing, North 00 degrees 33 minutes 37 seconds West, along said East line, a distance of 634.02 feet, more or less to the North line of the South 684.00 feet of said Southeast Quarter; thence North 89 degrees 50 minutes 56 seconds East, along said North line, a distance of 813.95 feet, more or less, to the West line of the East 612.00 feet of said Southeast Quarter; thence South 00 degrees 33 minutes 11 seconds East, along said West line, a distance of 75.00 feet, more or less, to the North line of the South 609.00 feet of said Southeast Quarter; thence North 89 degrees 50 minutes 56 seconds East, along said North line, a distance of 312.01 feet, more or less, to a point, said point being the intersection of the North line of the South 609.00 feet of said Southeast Quarter and the West line of the East 300.00 feet of said Southeast Quarter; thence South 07 degrees 23 minutes 18 seconds West 412.57 feet, more or less, to a point, said point being the intersection of the West line of the East 357.00 feet of said Southeast Quarter and the North line of the South 200.00 feet of said Southeast Quarter; thence South 14 degrees 24 minutes 16 seconds West, a distance of 154.98 feet, more or less, to a point, said point being the intersection of the West line of the East 397.00 feet of said Southeast Quarter, and the North line of the South 50.00 feet of said Southeast Quarter; thence, South 89 degrees 50 minutes 56 seconds West, along said North line, a distance of 1028.87 feet, more or less, to the Point of Beginning.

Containing 15.317 acres (15.317 square feet) more or less, 12.942 acres NET OF DEDICATED RIGHT OF WAYS.

Permanent Index Numbers: 29-16-400-158; 29-16-400-159;
29-16-400-160; 29-16-400-161

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EXHIBIT "B"

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$ AND THE WEST LINE OF THE EAST 397.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$; THENCE, ON AN ASSUMED BEARING, NORTH 14 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 154.98 FEET, TO POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 200.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$ AND THE WEST LINE OF THE EAST 357.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$; THENCE NORTH 07 DEGREES 23 MINUTES 18 SECONDS EAST, A DISTANCE OF 437.78 FEET, TO THE NORTH LINE OF THE SOUTH 634.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 64.64 FEET; THENCE NORTH 41 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 458.95 FEET, TO A LINE PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 26 MINUTES 49 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 5.57 FEET, TO THE WEST LINE OF THE EAST 33.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 00 DEGREES 33 MINUTES 11 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 337.71 FEET, TO THE SOUTHEASTERLY LINE OF LOT 4 IN A SUBDIVISION (BEING A SUBDIVISION OF LOTS 41 AND 42 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 19 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN); THENCE SOUTH 24 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 634.94 FEET, TO THE NORTH LINE OF THE SOUTH 50.0 FEET OF SAID SOUTHEAST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 90.77 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 3.567 ACRES (155,386 SQ. FT.) MORE OR LESS.

PERMANENT INDEX NUMBER: 29-16-400-154