

UNOFFICIAL COPY

NOTICE OF EASEMENT

0010370629

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2001-05-03 15:21:18
Cook County Recorder 29.50

THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 95461029 (COPY ATTACHED) CREATED AN EASEMENT FOR INGRESS AND EGRESS OVER CERTAIN REAL ESTATE COMMONLY KNOWN AS 2115 W. MCLEAN. THIS NOTICE IS BEING RECORDED TO MAKE PART OF THE PUBLIC RECORD THE EXISTANCE OF THIS EASEMENT FOR THE BENEFIT OF THE FOLLOWING DESCRIBED REAL ESTATE:

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Cook County Recorder 29.50



0010370629

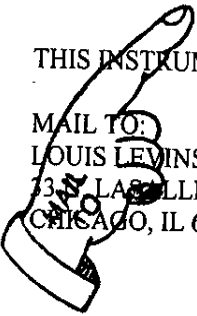
LOT 22 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N 14-31-138-014-0000

5m

THIS INSTRUMENT WAS PREPARED BY MERCURY TITLE CO.

MAIL TO:
LOUIS LEVINSON SUITE 3200
133 N. LA SALLE ST
CHICAGO, IL 60602



Property of Cook County Clerk's Office

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GEORGE E. COLE®
LEGAL FORMS

No. 808
November 1994

7559016103 WARRANTY DEED
(1) 3432 Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Daniel P. Kravitz, a single person, Ronald A. Weiss and Sharon M. Weiss, his wife, Bennett Spencer, a single person, and Alan Spencer, married to Marilyn Spencer
of the City of Chicago County of Cook
State of Illinois

for and in consideration of

Ten and no/100 (\$10.00) DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY and WARRANT

Bogdan Suszycki

6221 W. Patterson, Chicago, IL 60634

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

in the State of Illinois, to wit:

LOT 23 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The grantors reserve to themselves, their heirs, successors and assigns, a perpetual easement for ingress and egress over and across the west three (3) feet of the south fifty (50) feet of the above described Real Estate (Lot 23) hereby conveyed, said Reservation of Easement is more fully and particularly described in Exhibit A attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed governmental taxes or assessments; special governmental taxes or assessments

Document No. (s) _____; and to General Taxes for 1994 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-138-015-0000

Address(es) of Real Estate: 2115 W. McLean, Chicago, IL

Dated this 1st day of June, 19 95

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

[Signature]
DANIEL P. KRAVITZ

(SEAL)

[Signature]
RONALD A. WEISS

(SEAL)

[Signature]
SHARON M. WEISS

(SEAL)

[Signature]
BENNETT SPENCER

(SEAL)

[Signature]
ALAN SPENCER

02-11 ME
35 461 029 F
20 14 8100

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- DEPT-01 RECORDING \$29.00
- T#0012 TRAN 5259 07/17/95 09:48:00
- #6712 #EB #95-461029
- COOK COUNTY RECORDER

Above Space for Recorder's Use Only

29.00

95461029

BOX 333-CTI

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

COOK NO. 016
0 5 4 7 0
0 5 5 9 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUL 14 '95
DEPT. OF REVENUE

69.00

Cook County
REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 14 '95
517.50

State of Illinois, County of Cook

ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL P. KRAVITZ, A SINGLE PERSON RONALD A. WEISS and SHARON A. WEISS, his wife, BENNETT SPENCER, a single person, ALAN SPENCER, married to Marilyn Spencer personally known to me to be the same person S whose name S subscribed to the

OFFICIAL SEAL
LOUIS H. LEVINSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/3/98

instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11/9th day of June 1995
Commission expires 19

[Signature]
NOTARY PUBLIC

This instrument was prepared by LOUIS H. LEVINSON 33 N. LaSalle, #3200, Chicago, IL 60602
(Name and Address)

MAIL TO: ANDY MAGGIO
(Name)
7824 W. BELMONT
(Address)
CHICAGO, ILL. 60634
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

93461029

RESERVATION OF EASEMENT

A. The Grantors are the owners of certain real estate commonly known as 2117 W. McLean, Chicago, Illinois 60647 and more fully described as follows:

LOT 22 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-31-138-014-0000

hereinafter referred to as the "Dominant Tenement". (Lot 22)

B. The real estate hereby conveyed by this Deed is the real estate commonly known as 2115 W. McLean, Chicago, Illinois 60647 more fully described as follows:

LOT 23 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-31-138-015-0000

hereinafter referred to as the "Servient Tenement". (Lot 23)

C. The Grantors hereby reserve certain rights in the "Servient Tenement". (Lot 23)

Reservation of Easement

1. The Grantors expressly reserve, in perpetuity, an easement as hereinafter described.

Character of Easement

2. The easement reserved herein is appurtenant to the "Dominant Tenement". (Lot 22)

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Purpose of Easement

3. The easement reserved herein shall be used for the purpose of providing pedestrian ingress and egress over and across the sidewalk, lying on the west side of and on the real estate hereby conveyed, to and from the alley lying south of Lots 22 and 23 described above.

Description of Easement

4. The easement reserved herein is described as follows: the west three (3) feet of the south fifty (50) feet of Lot 23 in block 10 in Sherman's Addition to Holstein in the southeast 1/4 of the northwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Repair, Maintenance and Replacement

5. The easement reserved herein includes incidental rights of maintenance, repair, and replacement.

The easement reserved herein shall not terminate in the event the sidewalk is destroyed or damaged, and in such event the owner or owners of the "Servient Tenement" (Lot 23) must rebuild same.

In the event it becomes necessary to repair or rebuild said sidewalk such repairs or rebuilding shall conform in location to the present sidewalk. The cost thereof shall be borne by the owner or owners of the "Servient Tenement" (Lot 23).

Covenant Running With The Land

6. This Reservation of Easement and each and every covenant contained herein, shall apply to and inure to the benefit of and be binding upon each and every future owners of either of the real estate described above and shall be a covenant running with the land.

2

EXHIBIT "A"

95461029

43388

MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

1. Changes must be kept in the space limitations shown
2. DO NOT use punctuation
3. Print in CAPITAL LETTERS with BLACK PEN ONLY
4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put within the space provided.