

UNOFFICIAL COPY

0011151884

2001-12-06 11:48:01  
Cook County Recorder 37.00



0011151884

ABROGATION OF EASEMENT

This Abrogation of Easement is made this \_\_\_ day of November, 2001 by Oakbrook Bank, not personally, but solely as Trustee under Trust Agreements dated September 21, 1998 and known as Trust Numbers 3033 and 3034 (collectively, the "Owner").

WHEREAS, Owner owns fee simple title to all that certain land located in Cook County, Illinois (the "Property") legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the lots within the Property were created by virtue of a Plat of Subdivision of Flossmoor Commons dated September 22, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois, on February 14, 1973 as document number 22221342 (the "Plat of Subdivision") by the then owner of the Property, the Beverly Bank, not personally, but solely as Trustee under Trust Agreements dated September 10, 1971 and June 4, 1970 and known as Trust Numbers 8-3297 and 8-2313, respectively, (the "Prior Owner"); and

WHEREAS, the Plat of Subdivision created an access easement for the benefit of the Property, 24 feet in width, extending twelve feet in width on both sides of the common boundary between Lots 2 and 3 of the Property (the "Easement"); and

WHEREAS, the beneficiaries of the Owner are either the same as the beneficiaries of the Prior Owner or are successors in interest to the beneficiaries of the Prior Owner per the Affidavits attached hereto and made a part hereof; and

WHEREAS, Owner, being the sole owner of all the Property which benefits from, and which is burdened by, the Easement, now desires to release all of its right, title, interest and benefit of, in and to the Easement and to abrogate the Easement.

NOW THEREFORE, Owner hereby abrogates and forever releases all of its right, title, interest and benefit of, in and to all of the Easement and declares the Easement to be null, void and of no force or effect from and after the date this Abrogation of Easement is recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

BOX 333-CT

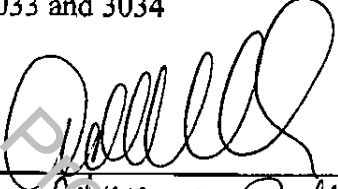
7697173 + 7897172 DC AEM 1074

11151884

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Owner has caused this Abrogation of Easement to be executed and delivered on the date set forth above.

Oakbrook Bank, not personally, but solely as Trustee under Trust Agreements dated September 21, 1998 and known as Trust Numbers 3033 and 3034

By:   
Name: Mariana Rodik  
Its: Attorney at Law

This instrument prepared by:  
David P. Resnick, Esq.  
D'Ancona & Pflaum LLC  
111 East Wacker Drive  
Suite 2800  
Chicago, IL 60601-4205  
Box 389

Property of Cook County Clerk's Office

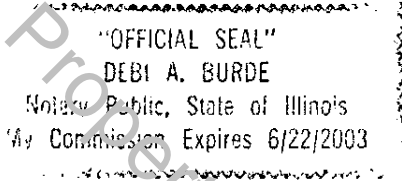
After recording, return to:  
Levenfeld & Pearlstein  
Attn: Joseph Farrell  
33 W. Monroe Street  
21st Floor  
Chicago, IL 60603

1151894

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                       ) SS.  
 COUNTY OF COOK         )

On this 28<sup>th</sup> day of November, 2001, before me a Notary Public in and for said state, personally appeared Adriana Rodik to me personally known, who being duly sworn, acknowledged that s/he, as V.P. & Counsel of Oakbrook Bank, executed the foregoing instrument by and on behalf of Oakbrook Bank, as Trustee as aforesaid, for the purposes therein mentioned and set forth.



Debi A. Burde  
 Notary Public

My Commission Expires: 6/22/03

Property of Cook County Clerk's Office

1151894

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

LOT 1 IN FLOSSMOOR COMMONS BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 60 ACRES) OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF GOVERNOR'S HIGHWAY AS RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294759 (EXCEPTING THEREFROM THE SOUTH 50 FEET TAKEN FOR VOLLMER ROAD AS RECORDED JANUARY 18, 1935 AS DOCUMENT 11549019) ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 2 AND 3 IN FLOSSMOOR COMMONS BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 60 ACRES) OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF GOVERNOR'S HIGHWAY AS RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294759 (EXCEPTING THEREFROM THE SOUTH 50 FEET TAKEN FOR VOLLMER ROAD AS RECORDED JANUARY 18, 1935 AS DOCUMENT 11549019) ALL IN COOK COUNTY, ILLINOIS.

### Property Addresses

#### Parcel 1:

3301-3347 Vollmer Road, Flossmoor, Illinois

#### Parcel 2:

3203-3235 Vollmer Road, Flossmoor, Illinois and  
19850-19870 Kedzie Avenue, Flossmoor, Illinois

### PINs

#### Parcel 1:

31-11-402-021

#### Parcel 2:

31-11-402-022 and  
31-11-402-023

1151884

# UNOFFICIAL COPY

## AFFIDAVIT

The undersigned, being first on oath duly sworn, deposes and says as follows:

1. The current beneficiaries of Owner are:

Bernard R. Wolf  
Stephen P. Seder  
Susan S. Freehling  
Robert H. Rosenthal and  
Northern Trust Bank of Florida, N.A., as Trustee of the Marital Trust  
under the Will of John S. Townsend, deceased

2. The original beneficiaries of the Prior Owner were:

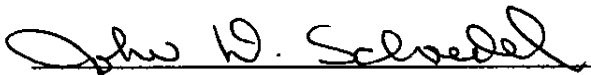
Bernard R. Wolf  
John S. Townsend  
Frances L. Seder  
Robert H. Rosenthal

3. The undersigned has owned a beneficial interest in Prior Owner and Owner since the creation of Prior Owner until its conveyance of the Property to Owner and in Owner thereafter through the date hereof.

4. Further, affiant sayeth not.

  
\_\_\_\_\_  
Robert H. Rosenthal

Subscribed and sworn to before me this  
26<sup>th</sup> day of November, 2001.

  
\_\_\_\_\_  
Notary Public



John D. Schaedel  
MY COMMISSION # CC914085 EXPIRES  
February 28, 2004  
BONDED THRU TROY FAJN INSURANCE, INC.

1151894

# UNOFFICIAL COPY

## AFFIDAVIT

The undersigned, being first on oath duly sworn, deposes and says as follows:

1. On information and belief, the current beneficiaries of Owner are:

Bernard R. Wolf  
Stephen P. Seder  
Susan S. Freehling  
Robert H. Rosenthal and  
Northern Trust Bank of Florida, N.A., as Trustee of the Marital Trust  
under the Will of John S. Townsend, deceased

2. On information and belief, the original beneficiaries of the Prior Owner were:

Bernard R. Wolf  
John S. Townsend  
Frances L. Seder  
Robert H. Rosenthal

3. The John S. Townsend Marital Trust (a) is immediate successor to the interest of the Estate of John S. Townsend, which is the immediate successor to John S. Townsend, now deceased, and (b) succeeded to the interest of John S. Townsend.

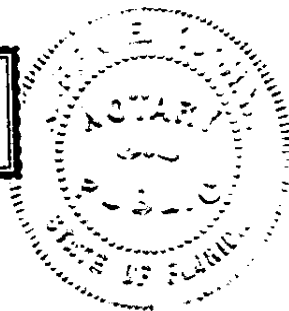
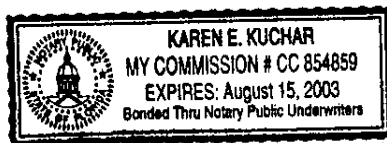
4. Further, affiant sayeth not.

Northern Trust Bank of Florida N.A.,  
as Trustee of the John S. Townsend  
Marital Trust

By: Gregory M. Colby  
Gregory Colby  
Its: Vice President

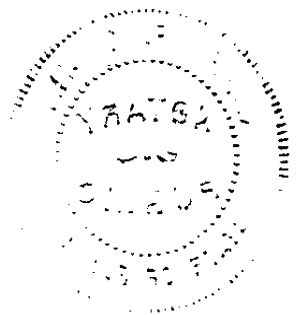
Subscribed and sworn to before me this  
28<sup>th</sup> day of November 2001.

Karen E. Kuchar  
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## AFFIDAVIT

The undersigned, being first on oath duly sworn, deposes and says as follows:

1. The current beneficiaries of Owner are:


Bernard R. Wolf  
Stephen P. Seder  
Susan S. Freehling  
Robert H. Rosenthal and  
Northern Trust Bank of Florida, N.A., as Trustee of the Marital Trust  
under the Will of John S. Townsend, deceased

2. The original beneficiaries of the Prior Owner were:

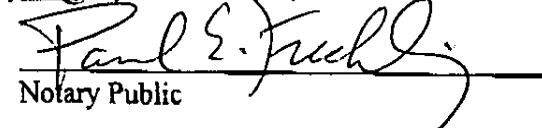
Bernard R. Wolf  
John S. Townsend  
Frances L. Seder  
Robert H. Rosenthal

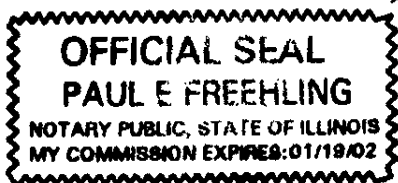
3. Stephen Seder is the son of Frances L. Seder, now deceased, and has succeeded to a portion of the interest of Frances L. Seder.

4. Further, affiant sayeth not.

  
\_\_\_\_\_  
Stephen Seder

Subscribed and sworn to before me this  
22<sup>nd</sup> day of November, 2001.

  
\_\_\_\_\_  
Notary Public



Proprietor of Cook County Clerk's Office

11151894



UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## AFFIDAVIT

The undersigned, being first on oath duly sworn, deposes and says as follows:

1. The current beneficiaries of Owner are:

Bernard R. Wolf  
Stephen P. Seder  
Susan S. Freehling  
Robert H. Rosenthal and  
Northern Trust Bank of Florida, N.A., as Trustee of the Marital Trust  
under the Will of John S. Townsend, deceased

2. The original beneficiaries of the Prior Owner were:

Bernard R. Wolf  
John S. Townsend  
Frances L. Seder  
Robert H. Rosenthal

3. Susan Freehling is the daughter of Frances L. Seder, now deceased, and has succeeded to the interest of Frances L. Seder.

4. Further, affiant sayeth not.

  
Susan S. Freehling

Subscribed and sworn to before me this

26<sup>th</sup> day of November, 2001.

  
Notary Public



1151894

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
JAN 20 2016  
CHICAGO, ILLINOIS

UNOFFICIAL COPY

AFFIDAVIT

The undersigned, being first on oath duly sworn, deposes and says as follows:

1. The current beneficiaries of Owner are:

- Bernard R. Wolf
- Stephen P. Seder
- Susan S. Freehling
- Robert H. Rosenthal and Northern Trust Bank of Florida, N.A., as Trustee of the Marital Trust under the Will of John S. Townsend, deceased

2. The original beneficiaries of the Prior Owner were:

- Bernard R. Wolf
- John S. Townsend
- Frances L. Seder
- Robert H. Rosenthal

3. The undersigned has owned a beneficial interest in Prior Owner and Owner since the creation of Prior Owner until its conveyance of the Property to Owner and in Owner thereafter through the date hereof

4. Further, affiant sayeth not.

*Bernard R. Wolf*  
 Bernard R. Wolf

Subscribed and sworn to before me this 23rd day of November, 2001.

*Tami A. Cliff*  
 Notary Public

\*\*\*\*\*  
 \* OFFICIAL SEAL \*  
 TAMI A. CLIFF  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 11/13/2005  
 \*\*\*\*\*

Property of Cook County Clerk's Office

11151894

UNOFFICIAL COPY

Property of Cook County Clerk's Office