

UNOFFICIAL COPY

00120516

1/13/014 05 001 Page 1 of 9  
2000-02-17 12:09:51  
Cook County Recorder 39.00

**TERMINATION OF  
EASEMENT AND PARTY  
WALL AGREEMENTS**

THIS TERMINATION OF EASEMENT AND PARTY WALL AGREEMENTS (this "Termination") is made and entered into this 10<sup>th</sup> day of January, 2000 by JDL DEVELOPMENTIX, L.L.C., an Illinois limited liability company ("Owner").



*This space reserved for Recorder's use only.*

7843573 FI added 2019

9+  
1 Parcel  
JP

**RECITALS:**

WHEREAS, Owner has heretofore acquired fee simple title to each of the parcels legally described on Exhibit "A" attached hereto and made a part hereof (each of such parcels shall hereinafter individually be referred to as a "Parcel" and all of the Parcels shall hereinafter collectively be referred to as the "Property"); and

WHEREAS, the Property in its entirety is legally described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, as of the date hereof, the Property is improved with six (6) three-story buildings; and

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Warren C. Laski, Esq.  
1438 West Altgeld  
Chicago, Illinois 60614

**PERMANENT REAL ESTATE INDEX  
NUMBERS:**

17-04-407-003-0000; 17-04-407-004-0000;  
17-04-407-005-0000; 17-04-407-006-0000;  
17-04-407-007-0000; 17-04-407-008-0000

**ADDRESS OF PROPERTY:**

1153-1161 North Dearborn Street  
22-28 West Elm Street  
Chicago, Illinois

**BOX 333-CTI**

# UNOFFICIAL COPY

00120516

WHEREAS, many of the buildings located on the Property share a common wall (a "Party Wall") with other buildings located on the Property; and

WHEREAS, the Parcels were not always under common ownership and, therefore it was necessary for certain agreements ("Party Wall Agreements") to be recorded against the Property to govern the existence and maintenance of the Party Walls located on the Property; and

WHEREAS, all of the known Party Wall Agreements recorded against the Property are listed on Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, two of the buildings on the Property share a concrete walk, which concrete walk was constructed and exists subject to the terms and provisions of a grant of easement described on Exhibit "D" attached hereto and made a part hereof (the "Easement Agreement"); and

WHEREAS, now that the Property and all of the buildings located thereon have come under the common ownership of Owner, the Party Wall Agreements and the Easement Agreement are no longer necessary or desirable; and

WHEREAS, the Owner, being the fee simple owner of each of the Parcels described on Exhibit "A", desires to terminate the Party Wall Agreements and the Easement Agreement effective immediately upon the recording of this Termination.

NOW THEREFORE, in consideration of the foregoing RECITALS, Owner hereby terminates the Party Wall Agreements and Easement Agreement pursuant to the terms and provisions hereinafter set forth:

1. Owner hereby terminates each and every one of the Party Wall Agreements described on Exhibit "C" attached hereto, such termination to be effective immediately. Upon the recording of this Termination with the Cook County Recorder of Deeds, the Party Wall Agreements set forth on Exhibit "C" shall hereafter be deemed terminated, null and void, and of no further force and effect as if such Party Wall Agreements had never existed.
2. Owner hereby terminates the Easement Agreement described on Exhibit "D" attached hereto, such termination to be effective immediately. Upon the recording of this Termination with the Cook County Recorder of Deeds, the Easement Agreement shall hereafter be deemed terminated, null and void, and of no further force and effect as if such Easement Agreement had never existed.
3. If any provision or provisions of this Termination shall be held to be invalid, void or illegal, the remaining provisions hereof shall, nevertheless, remain in full force and effect and not be affected thereby.

4. This Termination shall be construed, interpreted and enforced in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the Owner has executed this Termination as of the day and year first above written.

OWNER:

JDL DEVELOPMENT IX, L.L.C.,  
an Illinois limited liability company

By: JDL DEVELOPMENT CORP.  
its Manager

By:   
James D. Letchinger, its President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, ~~Warren G. Laska~~ <sup>Julie Abel</sup>, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the president of JDL Development Corp., the Manager of JDL DEVELOPMENT IX, L.L.C., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of JDL DEVELOPMENT IX, L.L.C., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of January, 2000.



*Julie Abel*  
\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCELS

**PARCEL 1:**

THE SOUTH 37 FEET OF LOT 10 (EXCEPT THE WEST 69 FEET 4 1/4 INCHES THEREOF) IN WALTER L. NEWBERRY'S SUBDIVISION OF BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE WEST 38 FEET 7 1/4 INCHES OF THE SOUTH 37 FEET OF LOT 10 IN WALTER L. NEWBERRY'S SUBDIVISION OF BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ALSO**

THE EAST 30 FEET 9 INCHES OF THE WEST 69 FEET 4 1/4 INCHES OF THE SOUTH 37 FEET OF LOT 10 IN WALTER L. NEWBERRY'S SUBDIVISION OF BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 9 (EXCEPT THE NORTH 23 FEET THEREOF) AND LOT 10 (EXCEPT THE SOUTH 37 FEET THEREOF) IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE NORTH 23 FEET OF LOT 9 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

**THE SOUTH ½ OF LOT 8 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 6:**

**THE NORTH ½ OF LOT 8 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 7:**

**THE SOUTH ½ OF LOT 7 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

EXHIBIT "B"

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH ½ OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 9 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

EXHIBIT "C"

PARTY WALL AGREEMENTS

1. AGREEMENT RECORDED MAY 7, 1880 AS DOCUMENT 270715 AND SPECIFICALLY REFERRED TO IN WARRANTY DEED RECORDED MAY 21, 1932 AS DOCUMENT 11092046 AND DEED RECORDED JANUARY 6, 1933 AS DOCUMENT 11184285.
2. DECLARATION RECORDED FEBRUARY 20, 1951 AS DOCUMENT 15014496.
3. AGREEMENT RECORDED MAY 7, 1880 AS DOCUMENT 270715.
4. AGREEMENT RECORDED MAY 21, 1883 AS DOCUMENT 469746.
5. PARTY WALL DISCLOSED BY WARRANTY DEED DATED JULY 6, 1874 AND RECORDED JULY 14, 1874 AS DOCUMENT 179667.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

00120516

## EXHIBIT "D"

### EASEMENT AGREEMENT

1. GRANT OF EASEMENT FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 13184, TO CHICAGO FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED FEBRUARY 20, 1951 AS DOCUMENT 15014497.

Property of Cook County Clerk's Office