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2002-02-21 16:10:21
Cook County Recorder 29.50

**RELEASE OF
DOCUMENT #13709546
AND
GRANT OF EASEMENT**



0020206970

Address of the Property:
1900 S. State Street
Chicago, Illinois

0020206970

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2002-02-21 16:10:21
Cook County Recorder 29.50

PIN: 17-21-414-001-0000
17-21-414-002-0000
17-21-414-003-0000
17-21-414-004-0000
17-21-414-005-0000
17-21-414-006-0000

Release of Document #13709546

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MCI METRO ACCESS TRANSMISSION SERVICES, LLC**, a Delaware limited liability company (herein "MCI") having a mailing address at 2250 Lakeside Boulevard, Richardson, Texas 75082, the successor in interest to Western Union Telegraph Company and **DYNAPROP XVIII: STATE STREET LLC**, an Illinois limited liability company (herein "Dynaprop") having a mailing address at 611 W. Briar Place, Chicago, Illinois 60657, the successor in interest to Alhambra Building Corporation, hereby agree to release the Grant of Easement made by and between Alhambra Building Corporation, grantor, and Western Union Telegraph Company, grantee, dated December 11, 1945 and known as Document number 13709546, from the property ("Property") commonly known as 1900 S. State Street, Chicago, Illinois, and legally described in Exhibit "1" attached hereto.

Grant of Easement

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dynaprop XVIII: State Street LLC, the owner of the property commonly known as 1900 S. State Street, Chicago, Illinois, and legally described in Exhibit "1" attached hereto, hereby grants to MCI METRO ACCESS TRANSMISSION SERVICES, LLC, a Delaware limited liability company, its successors and assigns, the right and easement to maintain underground, concrete encased conduits ("Conduits") containing underground cable and wires, at its present location ("Designated Location") as installed in accordance with the line and grade set forth in the survey attached hereto as "Exhibit "2." The easement only includes the right to have the Conduits located on the Property at the Designated Location and does not include any other rights, including without limitation, the right to access the Conduits through the Property. In that regard, Dynaprop, its successors and assigns shall have the right to build above, under or next to the Conduits at any location outside the Designated Location..

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It is further agreed that MCI, its successors and assigns will, upon sixty (60) days written notice from Dynaprop, its successors and assigns, rearrange, including without limitation, relocate, the Conduits, provided only that the undersigned, Dynaprop, its successors and assigns, will reimburse the said MCI, its successors and assigns, upon demand, at the completion of such rearrangement, for such expense as shall be reasonably incurred by said MCI, its successors and assigns, in connection with such rearrangement of said Conduits. Upon the completion of the rearrangement, if Dynaprop, its successors and assigns determines that an amendment to this Grant of Easement or a new Grant of Easement is necessary to accurately reflect the new rearrangement or location, the parties shall amend this Grant of Easement or execute a new grant of easement, as the case may be, accordingly and have the amendment or the new easement, along with a release of the prior easement in such case, recorded in the Office of the Recorder of Deeds, County of Cook, State of Illinois.

Release of Easement

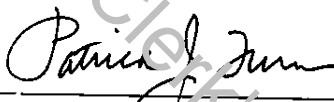
MCI, its successors and assigns, may terminate this instrument by recording a release with directions for delivery of same to Dynaprop, its successors and assigns, at the last known address given for Dynaprop, its successors and assigns, whereupon all rights, duties, and liabilities created hereby shall terminate.

In witness whereof, Dynaprop and MCI have hereunto set forth their hands and seals this 3rd day of May, 2001.

MCI METRO ACCESS
TRANSMISSION SERVICES, LLC
a Delaware limited liability company

By: 
Its: Director

DYNAPROP VIII: STATE STREET, LLC
an Illinois limited liability company

By: 
Patrick Turner, president of Dynaprop
Development Corp., its manager

This Document was prepared by
and after recording, mail to:

Gael Morris
Lawrence & Morris
2835 N. Sheffield, Suite 232
Chicago, Illinois 60657

REVIEWED
MA 05/02/01
MWNS-AGMT

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EXHIBIT 1

LEGAL DESCRIPTION:

LOTS 1 TO 7, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 2 TO 5 AND LYING EAST OF AND ADJOINING LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHWEST 1/4 OF SECTION 21 , TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

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Exhibit 2

PROPOSED MCI EASEMENT

THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 2 TO 5 AND LYING EAST OF AND ADJOINING LOT 6 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS BEING A VOLUME OF LAND FORMED BY AN AREA HAVING A VERTICAL PLANE LYING ONE (1) FOOT ON EITHER SIDE OF, AND BY A HORIZONTAL PLANE THRU AND EIGHTEEN (18) INCHES ABOVE THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID CANAL TRUSTEES NEW SUBDIVISION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 7 AND ALSO ALONG THE SOUTH LINE, AND SAID SOUTH LINE EXTENDED, OF LOT 6 IN SAID CANAL TRUSTEES NEW SUBDIVISION, 165.76 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE, SAID POINT HAVING AN ELEVATION OF 6.5 FEET ON CHICAGO CITY DATUM; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A HORIZONTAL DISTANCE OF 88.50 FEET TO A POINT OF CURVATURE, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE ALONG A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 5.76 FEET TO A POINT OF TANGENCY, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE NORTH 33 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.34 FEET TO A POINT OF CURVATURE, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 8.90 FEET TO A POINT OF TANGENCY, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.30 FEET TO A POINT OF CURVATURE, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 7.85 FEET TO A POINT OF TANGENCY, SAID POINT HAVING AN ELEVATION OF -3.25 FEET ON CHICAGO CITY DATUM; THENCE NORTH 27 DEGREES 00 MINUTES 00 SECONDS EAST, A HORIZONTAL DISTANCE OF 14.04 FEET TO A POINT OF CURVATURE, SAID POINT HAVING AN ELEVATION OF -1.00 FEET ON CHICAGO CITY DATUM; THENCE ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 6.98 FEET TO A POINT OF TANGENCY, SAID POINT HAVING AN ELEVATION OF -1.00 FEET ON CHICAGO CITY DATUM; THENCE NORTH 13 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.10 FEET TO A POINT OF CURVATURE, SAID POINT HAVING AN ELEVATION OF -1.00 FEET ON CHICAGO CITY DATUM; THENCE ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 2.27 FEET TO A POINT OF TANGENCY, SAID POINT HAVING AN ELEVATION OF -1.00 FEET ON CHICAGO CITY DATUM; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 10.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 6 EXTENDED NORTHEASTERLY, THAT IS 200.46 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT HAVING AN ELEVATION OF -1.00 FEET ON CHICAGO CITY DATUM, AND SAID POINT ALSO BEING THE POINT OF TERMINATION OF SAID DESCRIBED LINE, ALL IN COOK COUNTY, ILLINOIS.

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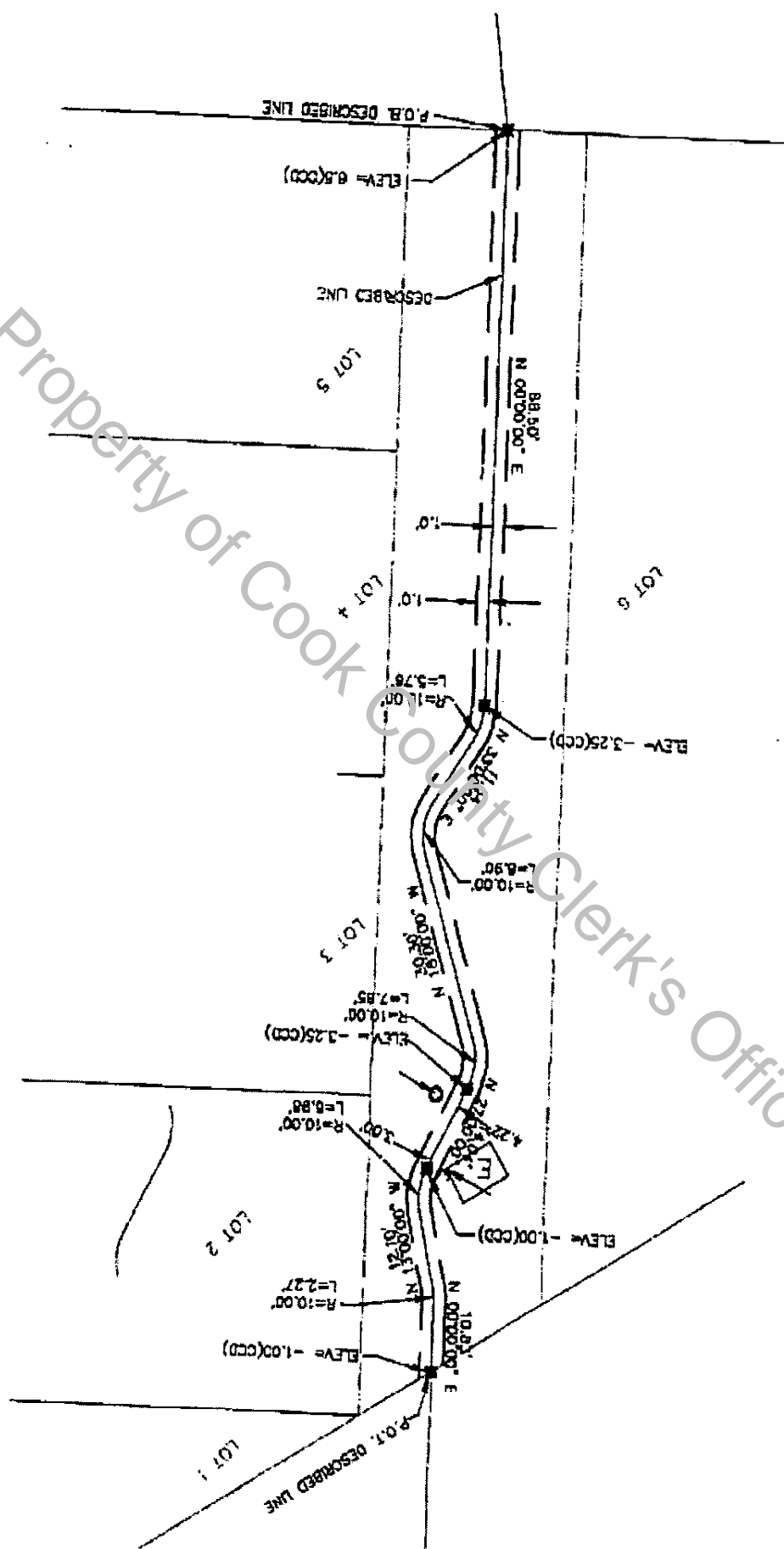
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