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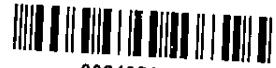
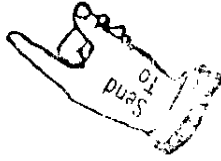
2002-09-26 15:27:11

Cook County Recorder

38.50

This instrument prepared by
and after recording, return to:

Drane & Freyer Ltd.
150 N. Wacker, Ste. 800
Chicago, Illinois 60606
Attn: Nancy Nagel, Esq.



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SECOND AMENDMENT TO EASEMENT AGREEMENT

RECITALS

- A. Pursuant to that Easement Agreement made as of April 30, 1997 by National-Louis University ("NLU"), an Illinois not-for-profit corporation (the "Easement Agreement") that was recorded in the Cook County Recorder's Office as Document 97-307886, NLU granted certain vehicular and pedestrian easement rights as more particularly described in the Easement Agreement which Easement Agreement was amended by that First Amendment to Easement Agreement dated as of May 15, 2002 (the "First Amendment") which was recorded in the Cook County Recorder's office on July 3, 2002 as Document 0020738303.
- B. Transwestern Capitol Commerce, L.L.C., a Delaware limited liability company ("Transwestern"), succeeded to NLU's ownership of Lot 3 and Lot 4 which are located within Capitol Commerce Business Center, Wheeling, Illinois and subsequently sold Lot 3 to Capitol Commerce Center, L.L.C., a Delaware limited liability company ("CCC"). As of the date hereof, Transwestern owns Lot 4 and CCC owns Lot 3, each of which is legally described on Exhibit A attached hereto and made a part hereof.
- C. The parties wish to correct the Exhibits contained in the First Amendment in accordance with the terms of this Second Amendment to Easement Agreement (the "Amendment").

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby made a part of this Amendment, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Transwestern and CCC hereby agree as follows:

1. All capitalized terms that are used herein which are not defined herein shall have the meaning ascribed thereto in the Easement Agreement as amended by the First Amendment.
2. Exhibit A attached to the First Amendment is hereby deleted in its entirety and Exhibit A attached hereto and made a part hereof is hereby inserted in lieu thereof.

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3. Exhibit B attached to the First Amendment is hereby deleted in its entirety and Exhibit B attached hereto and made a part hereof is hereby inserted in lieu thereof.
4. Except as modified by this Amendment, the provisions of the Easement Agreement, as amended by the First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have has duly executed this Amendment as of the 19th day of September, 2002.

**TRANSWESTERN CAPITOL COMMERCE,
L.L.C., a Delaware limited liability company**

By: _____

Name:

Title: Managing Director

**CAPITOL COMMERCE CENTER, L.L.C., a
Delaware limited liability company**

By: _____

Name:

Title:

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3. Exhibit B attached to the First Amendment is hereby deleted in its entirety and **Exhibit B** attached hereto and made a part hereof is hereby inserted in lieu thereof.
4. Except as modified by this Amendment, the provisions of the Easement Agreement, as amended by the First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have has duly executed this Amendment as of the 19th day of September, 2002.

**TRANSWESTERN CAPITOL COMMERCE,
L.L.C.**, a Delaware limited liability company

By: _____

Name:

Title: Managing Director

CAPITOL COMMERCE CENTER, L.L.C., a
Delaware limited liability company

By: _____

Name:

Title: Managing Member

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me, the undersigned Notary Public, on the 20th day of September, 2002, by Randal S. Bessolo, as Managing Director of Transwestern Capitol Commerce, L.L.C., on behalf of said limited liability company.

Leah Taylor Moore
Notary Public

My Commission Expires:

4/23/06



STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me, the undersigned Notary Public, on the ___ day of September, 2002, by _____, as _____ of Capitol Commerce Center, L.L.C., on behalf of said limited liability company.

Notary Public

My Commission Expires:

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21056461

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me, the undersigned Notary Public, on the _____ day of September, 2002, by _____, as Managing Director of Transwestern Capitol Commerce, L.L.C., on behalf of said limited liability company.

Notary Public

My Commission Expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

This instrument was acknowledged before me, the undersigned Notary Public, on the 19th day of September, 2002, by Scott McKibben, as Managing Member of Capitol Commerce Center, L.L.C., on behalf of said limited liability company.

Karen L. Pierce
Notary Public

My Commission Expires:

12/8/04

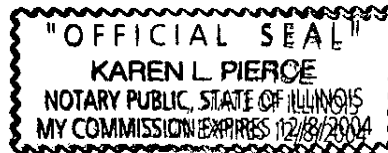


EXHIBIT A

LEGAL DESCRIPTION OF LOT 3

Lot 3 in the Resubdivision of Lots 1 and 4 in Freed and Grais Subdivision and Part of Lot 1 in Bowe's Subdivision in the Southeast 1/4 of the Southeast 1/4 of section 14, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers:

03-14-403-020
03-14-403-023
03-14-403-024
03-14-403-025
03-14-403-026
03-14-403-027
03-14-403-035
03-14-403-036
03-14-403-044

Address: 9610-9625; 9710-9725; 9910-9915; and 9810-9825 Capitol Drive, Wheeling, IL

LEGAL DESCRIPTION OF LOT 4

Lot 4 in the Resubdivision of Lots 1 and 4 in Freed and Grais Subdivision and Part of Lot 1 in Bowe's Subdivision in the Southeast 1/4 of the southeast 1/4 of Section 14, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

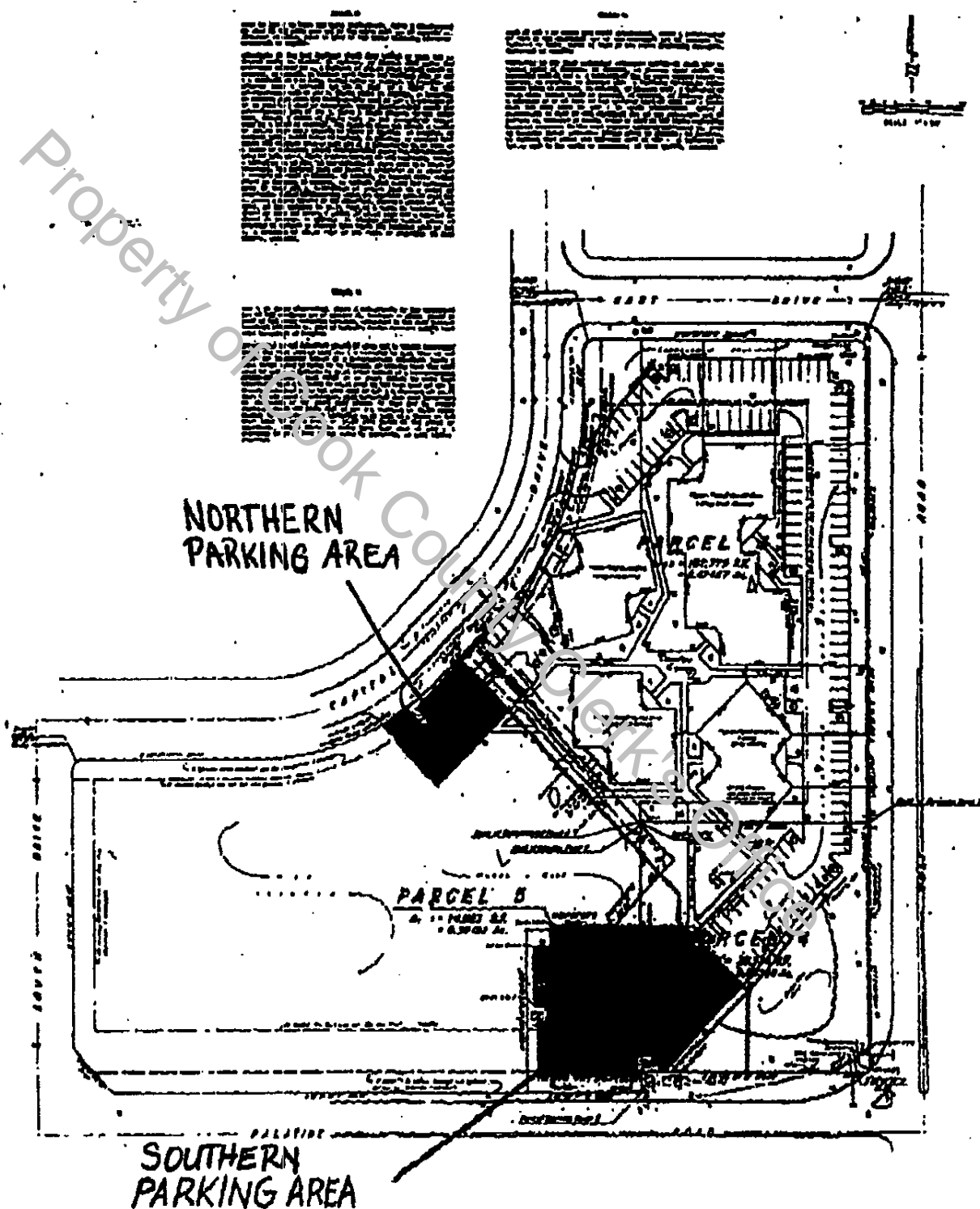
Permanent Index Numbers:

03-14-403-045
03-14-403-046

Address: Approximately 1.5 acres of vacant land located at the northeast corner of the intersection of South Drive and Palatine Road in Capitol Commerce Center, Wheeling, Illinois

EXHIBIT B

LOCATION OF NORTHERN PARKING AREA AND SOUTHERN PARKING AREA



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Map of Parking Areas

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ALTA / AGSM LAND TITLE SURVEY

