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KTC 25577 1 of 3

RECIPROCAL STORM SEWER EASEMENT AGREEMENT

This Reciprocal Storm Sewer Easement Agreement ("Agreement") is made and entered into as of this 9th day of December, 2003, by and among David Stein and Tamara Stein of Northbrook, Illinois ("2881 Owners"), and J & R, L.L.C, an Illinois Limited Liability Company, of Northbrook, Illinois and Rick T. Howard, L.L.C., an Illinois Limited Liability Company, of Northbrook, Illinois ("2875 Owners").

WITNESSETH

WHEREAS, David Stein and Tamara Stein own the real property commonly known as 2881 Keystone, Northbrook, Illinois, described on Exhibit A attached hereto and made a part hereof ("2881 Keystone"); and

WHEREAS, J & R, L.L.C, an Illinois Limited Liability Company, and Rick T. Howard, L.L.C., an Illinois Limited Liability Company, own the real property commonly known as 2875 Keystone, Northbrook, Illinois, described on Exhibit B attached hereto and made a part hereof ("2875 Keystone"); and

WHEREAS, 2881 Keystone and 2875 Keystone are jointly served by a storm sewer (the "Storm Sewer") located on 2875 Keystone and lying within the area identified on Exhibits A and B as the "Storm Sewer Drainage Easement" (the "Easement Premises"); and

WHEREAS, although it is connected to the Village of Northbrook public storm sewer system, the Storm Sewer is privately owned and the Village of Northbrook is not responsible for its maintenance or repair (or the maintenance and repair of sewer lines located exclusively on either 2881 Keystone or 2875 Keystone and connecting to the Storm Sewer); and

WHEREAS, the parties desire to provide for the continuing joint use, operation, maintenance and repair of the Storm Sewer.



Doc#: 0335802317
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 12/24/2003 12:05 PM Pg: 1 of 7

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NOW THEREFORE, for and in consideration of the mutual promises, covenants and conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 2881 Owners and 2875 Owners agree for themselves, their heirs, assigns, successors, purchasers, tenants, and personal representatives, as follows:

1. Recitals. The foregoing recitals are incorporated herein and made a part of this Agreement.

2. Maintenance of Storm Sewer. The 2881 Owners and 2875 Owners are jointly responsible for the use, operation, maintenance, repair and replacement of the Storm Sewer.

3. Changes to the Storm Sewer. 2881 Owners and 2875 Owners must agree in writing prior to any work being performed to any and all physical changes to be made to the Storm Sewer including, without limitation, maintenance, repair and replacement thereof.

4. Storm Sewer Easement. 2881 Owners hereby grant for the use and benefit of 2875 Owners, a non-exclusive, perpetual easement to enter over, under and across the Easement Premises for purposes of constructing, reconstructing, operating, inspecting, maintaining, repairing and replacing the Storm Sewer for the purpose of providing storm sewer and drainage service to 2875 Keystone. 2881 Owners further grant to 2875 Owners the perpetual right and privilege upon reasonable prior notice to move personnel and equipment over portions of 2881 Keystone outside of the Easement Premises (but not over or through any buildings thereon) as shall be reasonable and necessary to gain access to the Easement Premises to install, operate, inspect, maintain, repair and replace the Storm Sewer and to exercise the rights of 2875 Owners herein in accordance with the terms of this Agreement. 2875 Owners hereby grant for the use and benefit of 2881 Owners, a nonexclusive, perpetual easement to enter over, under and across the Easement Premises for purposes of constructing, reconstructing, operating, inspecting, maintaining, repairing and replacing the Storm Sewer for the purpose of providing storm sewer and drainage service to 2881 Keystone. 2875 Owners further grant to 2881 Owners the perpetual

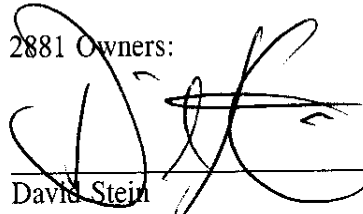
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right and privilege upon reasonable prior notice to move personnel and equipment over portions of 2875 Keystone outside of the Easement Premises (but not over or through any buildings thereon) as shall be reasonable and necessary to gain access to the Easement Premises to install, operate, inspect, maintain, repair and replace the Storm Sewer and to exercise the rights of 2881 Owners herein in accordance with the terms of this Agreement.

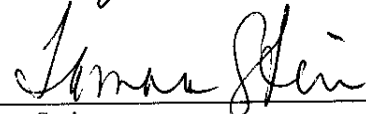
4. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and burdens, shall run with the land and shall be binding upon and enure to the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

2881 Owners:




David Stein



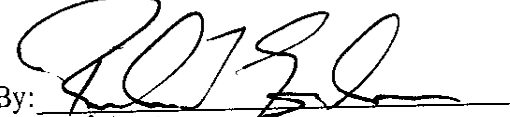
Tamara Stein

2875 Owners:

J & R, L.L.C, an Illinois Limited Liability Company


By: _____
Its: MGR.

Rick T. Howard, L.L.C., an Illinois Limited Liability Company


By: _____
Its: MGR.

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State of Illinois)
)ss
County of Cook)

The above and foregoing Reciprocal Storm Sewer Easement Agreement was acknowledged before me by David Stein and Tamara Stein on December 9, 2003.



[Signature]

Notary Public

The above and foregoing Reciprocal Storm Sewer Easement Agreement was acknowledged before me by RICHARD ENDER as PRESIDENT of J & R, L.L.C, an Illinois Limited Liability Company, on December 9, 2003.



[Signature]

Notary Public

The above and foregoing Reciprocal Storm Sewer Easement Agreement was acknowledged before me by RICHARD ENDER as PRESIDENT of Rick T. Howard, L.L.C., an Illinois Limited Liability Company, on December 9, 2003.



[Signature]

Notary Public

Prepared by: William A. Pomerantz
mail to: Morton J. Rubin
3100 DUNDEE RD, #402
NORTHBROOK, IL 60062

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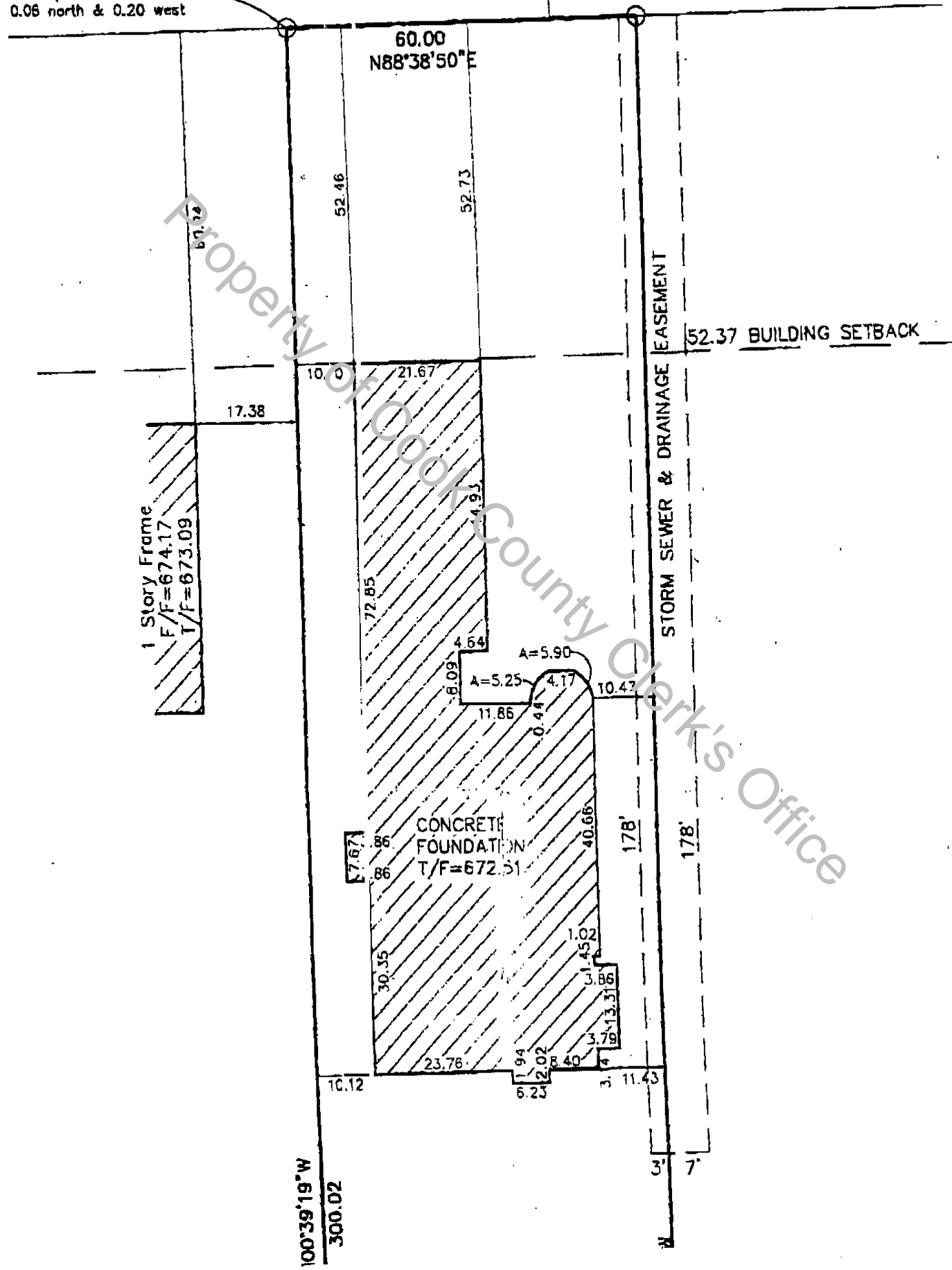
EXHIBIT "A"

KEYSTONE ROAD

2881 Keystone

2875 Keystone

found p.k. nail in tree
0.08 north & 0.20 west



Property of Cook County Clerk's Office

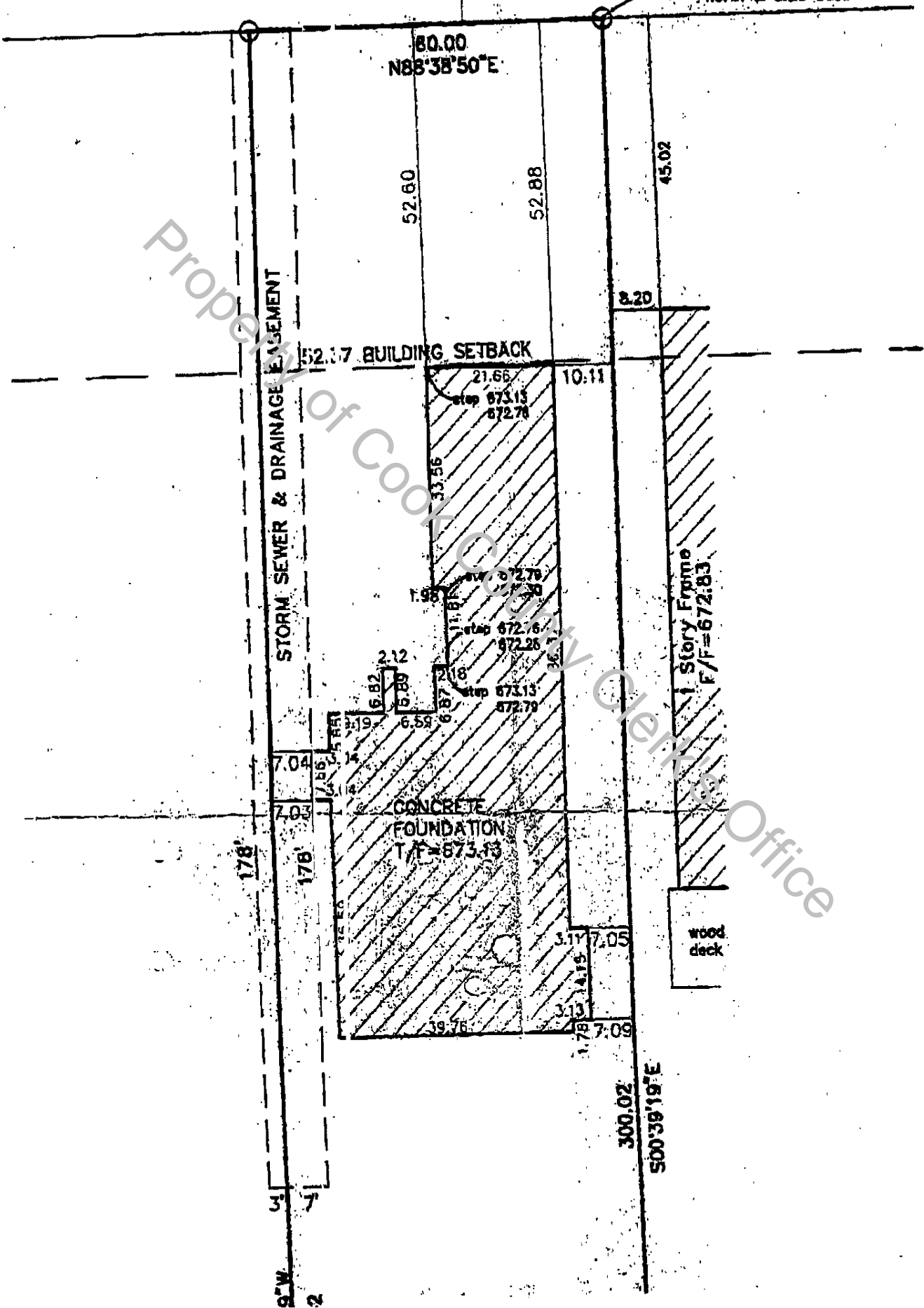
EXHIBIT "B"

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2881 Keystone

2875 Keystone

found iron pipe 0.03
north \pm 0.29 west



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Property Address: 2875 KEYSTONE,
NORTHBROOK, IL 60062

Legal Description:

LOT 13 AND LOT 14 IN BLOCK 1 IN LEVELVIEW ACRES, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 8 AND PART OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 04-17-202-013/014

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