

UNOFFICIAL COPY

**DECLARATION
OF EASEMENT**



Doc#: 0336332188
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 12/29/2003 03:51 PM Pg: 1 of 3

Declaration of Easement made this 1st day of December 2003 by Hood Development Limited Liability Company ("Declarant"), for the premises commonly known as 1521 and 1525 N. Milwaukee Chicago, Illinois (the "Property")

Recitals:

Whereas, the Declarant is the title holder of record for the premises commonly and legally described as follows:

PARCEL 1:

LOT 37 IN BLOCK 3 IN PICKETT'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION PART OF NORTH 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-06-200-015

Address: 1525 N. Milwaukee Avenue, Chicago, Illinois

Whereas, the Declarant is also the title holder of record of Parcel 2 and seeks to grant an easement for the benefit of Parcel 1 over the northwest portion of Parcel 2, which portion ("Easement Portion") has approximate dimensions of 4' x 31.10' and is more fully described and depicted in attached Exhibit A, for the maintenance of improvements over the Easement Portion located on the following premises commonly and legally described as follows:

PARCEL 2:

LOT 36 IN BLOCK 3 IN PICKETT'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION PART OF NORTH 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-06-200-016

Address: 1521 N. Milwaukee Avenue, Chicago, Illinois

and

Whereas, the Declarant desires and intends that the several owners, mortgagees, occupants and other persons acquiring any interest in Parcel 1 and/or Parcel 2 shall at all times enjoy the benefits of and shall at all times hold the interests subject to the easement set forth herein, which easement is declared to be in furtherance of and to facilitate the proper administration of Parcel 1 and Parcel 2 and is established for the purpose of enhancing and perfecting the value, desirability and attractiveness of Parcel 1 and Parcel 2.

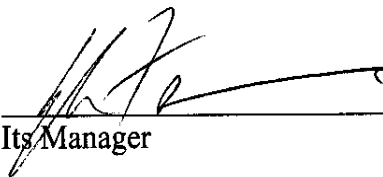
Now therefore, the Declarant, as the legal title holder of Parcel 1 and Parcel 2, declares as follows:

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1. An easement is hereby created over the Easement Portion as depicted and described in attached Exhibit A for the continued usage, operation, maintenance, repair, alteration, inspection and replacement of the improvements located on the Easement Portion, together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incidental thereto.
2. The easement granted herein is appurtenant to the Parcels described herein and shall run with the land and be binding upon all successors and assigns in title and interest.

In Witness Whereof, the Declarant has executed this Declaration Of Easement as of the day and year above first written.

Hood Development Limited Liability Company,

by:  (SEAL)
Its Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lyle Feinerman, as Manger of Hood Development Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein. Given under my hand and official seal, this 1 day of Dec, 2003




Notary Public

This instrument was prepared by Alan S. Levin, 29 S. LaSalle, Suite 300, Chicago, Illinois 60603

Mail to: Alan S. Levin, 29 S. LaSalle, Suite 300, Chicago, Illinois 60603

MINOR SURVEYING CO. INC. PLAT OF SURVEY

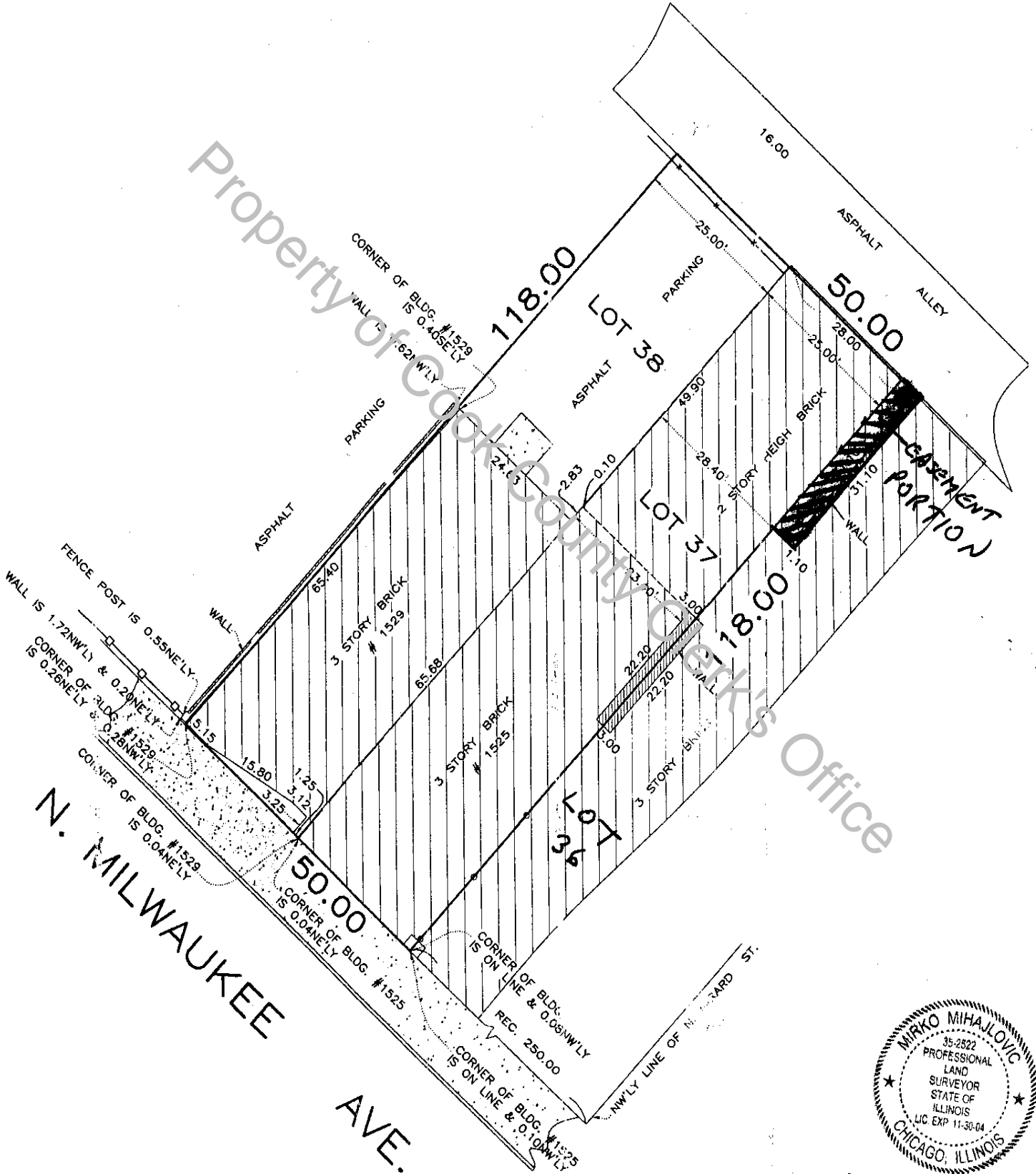
5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

OF

PHONE: 773/282-5900
FAX: 773/282-9424



LOT 37 AND 38 IN BLOCK 3 IN PICKET'S SECOND ADDITION TO CHICAGO, BEING A
SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION PART OF NORTH 1/2 OF SECTION 5,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.



Property of Cook County Clerk's Office



STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, M M SURVEYING CO., INC., DO
HEREBY CERTIFY THAT WE HAVE SURVEYED

ORDER NO. 62025
SCALE: 1 INCH = 16 FEET
OCTOBER 28, 2003.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

EXHIBIT A