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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
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THIS DOCUMENT PREPARED BY:

Bryan J. Berry
Storino, Ramello & Durkin
9501 W. Devon Avenue, Suite 800
Rosemont, Illinois 60018
(847) 318-9500

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ABROGATION OF EASEMENT

THIS ABROGATION OF EASEMENT is made this 5TH day of AUGUST, 2004, by LaSALLE BANK NATIONAL ASSOCIATION, not individually but solely as Trustee under Trust Agreement dated 7/19/94 and known as Trust No. 118946 ("LaSalle").

WHEREAS, LaSalle is the sole owner of fee title in and to that certain property commonly known as 4500 S. Kolin Avenue, Chicago Illinois and legally described on Exhibit "A" attached hereto; and

WHEREAS, said property includes two (2) separate thirty (30) foot easements for private alleys pursuant to recorded documents number 12744330, 13990515 and 14117579; and

WHEREAS, as a result of LaSalle's common ownership of both the fee interest and the easement interest, LaSalle wishes to release and forever extinguish said private easements for alley;

NOW, THEREFORE, LaSalle does hereby cancel, annul, terminate and abrogate any and all easement rights for private alleys created by recorded documents numbered 12744330, 13990515 and 14117579.

IN WITNESS WHEREOF, this Abrogation of Easement is signed as of the date first above written.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this Instrument.

LaSalle Bank National Association, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED 7/19/94 AND KNOWN AS TRUST NO. 118946

By: Glenn J. Richter

Printed Name: GLENN J. RICHTER

Its: TRUST OFFICER

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this Instrument.

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19-03-400-188-0000

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STREET ADDRESS: 4500 S KOLIN AVE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 19-03-400-096-0000

and 19-03-400-188-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 **AND** THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), **(HEREINAFTER DEFINED)**, SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTERLINE OF SECTION 3 **(HEREINAFTER DEFINED)**, SAID POINT BEING 1.93 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3 **(HEREINAFTER DEFINED)**; THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT ON THE WEST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 236.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KOLIN AVENUE TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE TO A POINT 201.07 FEET WEST OF THE SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN A LINE 1.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, SAID POINT BEING 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 277.9 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 'B' IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 **AND** THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN OFFICE OF RECORDS OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT IN A LINE PARALLEL TO **AND** 1.93 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE SOUTHWESTERLY TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 201.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT OF CURVE 552.97 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 326.85 FEET, AN ARC DISTANCE OF 131.21 FEET, MORE OR LESS TO A POINT OF COMPOUND CURVE 1640.34 FEET SOUTH OF SAID EAST AND WEST CENTERLINE **AND** 680.53 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 755.49 FEET, AN ARC DISTANCE OF 65.93 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE **AND** 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL TO **AND** 1648.32 FEET SOUTH OF SAID EAST AND WEST CENTERLINE, SAID POINT BEING 594.24 FEET WEST OF SAID NORTH AND SOUTH

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CENTERLINE; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT IN A LINE PARALLEL TO **AND** 458.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 **AND** THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897, AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) **AND** A LINE PARALLEL TO **AND** 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 **AND** RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO **AND** 1648.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3 **AND** 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, THE TWO (2) LAST MENTIONED COURSES BEING THE NORTHERLY AND NORTHEASTERLY BOUNDARY LINE, AT THIS POINT OF THE SAID LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 **AND** RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 267.89 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951, **AND** RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951, IN BOOK 46556, AT PAGE 458 AS DOCUMENT 15026337, SAID POINT OF INTERSECTION, BEING 1405.38 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF WEST 45TH STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 45TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE FOREGOING DESCRIPTIONS ARE BASED ON THE FOLLOWING DEFINITIONS:

WEST 45TH STREET (A PRIVATE STREET) **IS DEFINED AS** A STRIP OF LAND, LYING IN LOT 'B' OF THE SUBDIVISION RECORDED ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, WHICH IS 66.00 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE EXTENDED NORTHERLY, (SAID WEST LINE OF SOUTH KOLIN AVENUE, BEING 236.93 FEET EAST OF **AND** PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 3) TO THE WESTERLY BOUNDARY LINE (WHERE SAME EXTENDS ACROSS THE 66-FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951 **AND** RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951 IN BOOK 46556 AT PAGE 458 AS DOCUMENT 15026337, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO **AND** 1366.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 3 THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO **AND** 66.00 FEET NORTH OF THE SOUTH LINE OF SAID STRIP;

THE EAST AND WEST CENTERLINE OF SAID SECTION 3 **IS DEFINED AS** A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 3 **AND** MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST

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CORNER OF SAID SECTION 3 **AND** MEASURED 2661.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3;

THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3 **IS DEFINED AS** A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 **AND** MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION **AND** MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3, **ALL** IN COOK COUNTY, ILLINOIS.

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