



Doc#: 0604643257 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/15/2006 11:27 AM Pg: 1 of 3

Maintenance Agreement

303  
ST5081693

CHICAGO TITLE LAND TRUST COMPANY  
AS SUCCESSOR TRUSTEE TO

That the undersigned owners of the following described real estate, namely, Robert Marshall, owner of Parcel One and Commercial National Bank of Berwyn as Trustee under Trust Agreement dated July 1, 1993, known as trust number 930505 owner of Parcel Two, Agree as follows:

1. The owners share a Party Wall along the southerly line of Parcel One and the northerly line of Parcel Two regarding premises known as 3304 S Grove, Berwyn, Illinois, Parcel One and 3306 South Grove Avenue, Berwyn, Illinois, Parcel Two and legally described on Exhibit A attached hereto.
3. The parties have a roof which is utilized exclusively by Parcel One and Parcel Two.
4. The parties desire to share the cost in maintaining the party walls and common roof.
5. As the need arises from time to time to maintain the walls and the roof, the parties shall equally share in the costs of inspection, maintenance, repair and replacement of the common roof and common wall.

Dated: January 24, 2006.

*Robert Marshall*  
Robert Marshall

CHICAGO TITLE LAND TRUST COMPANY  
as Trustee under Trust No. 930505  
and not personally

BY: *Margaret S. O'Donnell*  
ASSISTANT VICE PRESIDENT

CHICAGO TITLE LAND TRUST COMPANY  
AS SUCCESSOR TRUSTEE TO

Trustee of Land Trust 93505, 930505  
successor in interest to Commercial  
National Bank, Trustee

*P*  
*3/20*

MAIL TO

Frederick C. Niemi  
Attorney at Law  
362 East Burlington  
Riverside, IL 60546  
(708) 442-0635 FAX (708) 442-6884  
jeMaintenanceagreement

Trustee's Exoneration Rider attached hereto  
and made a part hereof.

BOX 332-CT1

**UNOFFICIAL COPY**

Parcel 2

Exhibit A (3306)

Lots 14 and 15 in Block 9 in Berwyn, a subdivision in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, except that part thereof described as follows:

Beginning at the Northeast corner of said Lot 14; thence south along the East line of said Lot 14 for a distance of 27.63 feet to the Easterly extension of the center of a wall; thence westerly parallel with the North line of said Lot 14 and along the aforesaid center of said wall 59.93 feet to the center of another wall; thence northerly parallel with the east line of said Lot 14 and along the aforesaid center said wall 3.90 feet to the center of a brick wall; thence westerly parallel with the north line of said Lot 14 and along the aforesaid center of said brick wall and the westerly extension thereof 62.70 feet to the west line of said Lot 14; thence North along the West line of said Lot 14 for a distance of 23.73 feet to the Northwest corner of said Lot 14; thence east along the North Line of said Lot 14 to the Northeast corner of said Lot 14 and the Point of Beginning of the parcel of Land herein described, in Cook County, Illinois

Tax # 16-31-126-045  
3306 S. Grove Berwyn IL 60402

Parcel 1

Exhibit B (3304)

Legal:

That part of Lots 14 and 15 in Block 9 in Berwyn, a subdivision in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, taken as a tract and described as follows:

Beginning at the Northeast corner of said Lot 14; thence south along the East line of said Lot 14 for a distance of 27.63 feet to the Easterly extension of the center of a wall; thence westerly parallel with the North line of said Lot 14 and along the aforesaid center of said wall 59.93 feet to the center of another wall; thence northerly parallel with the east line of said Lot 14 and along the aforesaid center said wall 3.90 feet to the center of a brick wall; thence westerly parallel with the north line of said Lot 14 and along the aforesaid center of said brick wall and the westerly extension thereof 62.70 feet to the west line of said Lot 14; thence North along the West line of said Lot 14 for a distance of 23.73 feet to the Northwest corner of said Lot 14; thence east along the North Line of said Lot 14 to the Northeast corner of said Lot 14 and the Point of Beginning of the parcel of Land herein described, in Cook County, Illinois

Tax # 16-31-126-044-0000

Commonly Known as 3304 S Grove  
Berwyn IL 60402

# UNOFFICIAL COPY

**EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1993 AND KNOWN AS TRUST NUMBER 930505 ATTACHED TO AND MADE A PART OF THAT MAINTENANCE AGREEMENT DATED JANUARY 24, 2006**

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.