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Cook County Recorder of Deeds
Date: 08/01/2008 02:53 PM Pg: 1 of 18

PIPELINE EASEMENT AGREEMENT - STORM SEWER

Property of Cook County Clerk's Office

PREPARED BY AND RETURN TO:

Stephan W. Addison
Seyfarth Shaw LLP
55 East Monroe, Suite 4200
Chicago, Illinois 60603
(312) 269-8905

Box 118

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PIPELINE EASEMENT AGREEMENT – STORM SEWER

This Pipeline Easement Agreement (this “**Agreement**”) is between the Commuter Rail Division of the Regional Transportation Authority, a division of an Illinois municipal corporation (“**Metra**”), whose address is 547 West Jackson Boulevard, Chicago, Illinois 60661, and the Village of Olympia Fields, an Illinois municipal corporation, with offices located at 20701 Governors Highway, Olympia Fields, Illinois 60461 (“**Grantee**”).

WHEREAS Metra is the owner of certain real estate situated in the Village of Olympia Fields, County of Cook, State of Illinois, which real estate is legally described on Exhibit “A” attached hereto and by this reference incorporated herein and made a part hereof (the “**Property**”), and

WHEREAS Metra has, pursuant to that certain Purchase and Sale Agreement by and between Metra and the Republic Bank of Chicago, not personally but solely as Trustee under a Trust Agreement dated April 24, 1996, and known as Trust Number 1364 (the “**Land Trust**”) and the Halikias Family Partnership, an Illinois general partnership, as the sole beneficiary of the Land Trust, dated as of May 1, 2003 (as the same may have been amended), installed storm sewer lines, together with related attachments, equipment, and appurtenances thereto on the Property.

WHEREAS Metra intends, pursuant to a March 31, 2006 letter agreement with the successors and assigns of the Land Trust, to install additional storm sewer piping on the Property, consisting specifically of an in-take pipe and related appurtenances to serve a re-circulation pump on adjoining property, which shall constitute the property of the Grantee upon installation (the “**Re-Circulation Pump In-Take**”).

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Grantee to Metra, the receipt and sufficiency of which are hereby acknowledged, Metra hereby grants to Grantee a non-exclusive easement for the purpose of using, operating, maintaining, testing, inspecting, repairing, replacing, altering, or removing storm sewer lines, together with related attachments, equipment, and appurtenances thereto and the Re-Circulation Pump In-Take (“**Pipeline**”), and no other purposes (“**Easement**”), during the continuance of this Easement, across, underneath or along the area delineated on the plat attached to and made a part of this Easement as Exhibit “B”, reflecting the storm sewer line easements, respectively (“**Premises**”), together with the right of reasonable access thereto for the purpose of exercising the rights and privileges granted in this Easement. Metra and Grantee are

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hereinafter sometimes individually referred to as a **"Party"** and collectively referred to as the **"Parties."**

This Easement is granted upon the following express conditions, terms and covenants to be observed, kept and performed by Grantee:

1. Metra does hereby remise, release, convey and quitclaim (without covenant, representation or warranty of any kind) unto Grantee, and to its successors and assigns, forever, all of Metra's right, title, interest and estate in and to the Pipeline. As additional consideration for this conveyance, Grantee shall not charge Metra and shall waive, if applicable, any recapture, tap on, user, or other fees and charges in connection with Metra's use or connection to the Pipeline.
2. Any construction or rehabilitation work performed in connection with the Pipeline, including the digging and filling of any trench and the time and manner of doing all of the work or of any maintenance, repairs, replacements or renewals upon the Premises, shall be as directed by Metra's authorized representatives. All of said work shall be done at Grantee's sole cost and expense, in a good and workmanlike manner, and in accordance with plans, specifications, and profiles to be prepared by Grantee and submitted for approval to Metra's authorized representatives, and until such approval is given, said work upon the Premises shall not be commenced by Grantee.
3. Upon completion of any subsequent installation, reconstruction, maintenance, repair or replacement of the Pipeline, Grantee, at its own cost and expense, shall remove any debris and restore, or cause to be restored, to the reasonable satisfaction of Metra, the Premises and any other affected portion of the Property as nearly as may be, to the same or better condition than that which existed immediately prior to commencement of such activities by Grantee. In the event Grantee fails to cause the Premises and the Property to be restored to the reasonable satisfaction of Metra as provided for herein, Metra shall have the right to restore the Premises and the Property and Grantee shall reimburse Metra for all costs and expenses incurred by Metra in its performance of the obligations imposed upon Grantee hereunder.
4. Metra shall permit Grantee reasonable right of entry to the Premises for the purpose of replacing, repairing, maintaining and operating said Pipeline. Metra may, however, restrict the location of entry points or access on or over the Premises.
5. Any rights to the Premises not specifically granted to Grantee herein are reserved to Metra and its successors and/or assigns. The Pipeline shall be repaired, maintained and operated in a manner so as not to interfere with efficient rail operations or any other business operations or activities being conducted by Metra or Metra's tenants or permittees on the Premises and so as not to prevent or unreasonably interfere with use and enjoyment of the Premises by Metra, its employees, agents or permittees for the purpose(s) to which the Premises is now, or may hereafter be committed by Metra. Metra shall have the right to retain the existing tracks and other improvements at the location of this Pipeline on or adjacent to the Premises and

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also shall have the right at any and all times in the future to maintain and operate over, under, across or parallel to said Pipeline such additional track or tracks as it may from time to time elect. Nothing shall be done or caused to be done by Grantee that will in any manner impair the usefulness or safety of the tracks and other improvements of Metra, or such track or tracks and other improvements as Metra may in the future construct or cause to be constructed over, under, across, or parallel to said Pipeline. This Easement is expressly subject to the rights of third parties to maintain utility and other improvements permitted by Metra on the Premises and the Property. Metra reserves the exclusive right to grant future easements and licenses over, under, across or parallel to the said Pipeline, provided such easements and licenses do not interfere with the Pipeline and the rights granted Grantee pursuant to this Agreement, as determined by Metra in its sole discretion.

6. Grantee agrees that it will bear and pay the entire cost of maintaining, repairing, replacing and operating said Pipeline. Grantee shall maintain, repair, replace, and operate the Pipeline in accordance with all applicable federal, state and local municipal laws, ordinances, rules and regulations promulgated by governmental authorities. Grantee shall not commence work upon the Premises until Metra shall have approved Grantee's plans, specifications and profiles, such approval not to be unreasonably withheld or delayed. Metra's approval of Grantee's plans, specifications and profiles shall not relieve Grantee of the duty to verify that the plans, specifications and profiles, and all amendments thereto, are in compliance with the requirements of this paragraph.

7. Grantee shall give to Metra reasonable advance written notice of the time when Grantee will commence any replacement, repair or maintenance of said Pipeline in order that Metra may, if it so desires, have its representative(s) present for the purpose of directing said work so that the same may be done in a manner satisfactory to Metra. Metra in no way waives any rights by failing to have said representative present.

8. Grantee shall not place, keep, store or otherwise permit to be placed, kept or stored on the Premises or the Property any equipment or materials except during such time as Grantee's employees, agents or contractors are physically present and conducting activities permitted under the terms of this Easement. Grantee agrees that it shall not operate or cause to be operated any vehicle of any kind on the Premises, on any track or on the Property without prior authorization from Metra's authorized representative; provided, however, that Grantee shall not be prohibited from operating Grantee's vehicles and equipment on any public crossing of Metra's tracks and rights of way. To the extent that in the reasonable opinion of Metra or its designee, flagging and supervisory services are deemed necessary by reason of the repair, renewal, alteration or removal of said Pipeline, Grantee shall, upon receipt of a bill or invoice therefor, reimburse Metra or its designee for the reasonable cost and expense of furnishing such flagging and supervisory services.

9. Grantee agrees that before and during the replacement, repair, maintenance, or operation of said Pipeline, or at any other time, Metra shall have the right to provide such safe

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and temporary structures as it may deem necessary for safely caring for and preserving its tracks, buildings or other improvements and Grantee agrees to pay to Metra the entire cost of putting in or removing such temporary structures and of restoring the Premises and the Property as near as may be to the same condition that existed before the commencement of said work.

10. Grantee agrees that it will, immediately upon receipt of a statement showing the amount thereof, pay all costs of any and all work performed upon the right of way and tracks of Metra which shall be made necessary by the maintenance, repair, replacement, renewal or presence thereon of said Pipeline.

11. Grantee agrees that should the maintenance, operation, repair or presence of the Pipeline necessitate any change or alteration in the location or arrangement of any other pipelines, appurtenances or other improvements located on the Premises or the Property, the cost of such change or alteration shall be paid by Grantee within thirty (30) days of presentation of a bill by Metra. Grantee further agrees that if, at any time, Metra shall desire to change the location or grade of its track or tracks or shall desire to use or allow third party railroads to use its right of way at said point of crossing or at any point along a parallel course with the Pipeline for any purpose whatsoever, including but not limited to track installations by Metra or third parties, Grantee, at its own cost and expense, shall alter, relocate or make all changes to the Pipeline required by Metra. If Grantee shall fail, neglect or refuse to relocate or make such change(s) to the Pipeline for a period of ninety (90) days after the receipt of written notice from Metra, then Metra may make or cause to be made such relocation or change(s) at the expense of Grantee.

12. Grantee shall at all times replace, repair, maintain and operate said Pipeline in a secure, safe and sanitary condition and in accordance with all applicable laws, ordinances, rules and regulations. Grantee shall take all reasonable safety precautions to adequately secure the Premises, warn of risks and ensure the safety of the public during periods of reconstruction, replacement, repair, maintenance and operation of the Pipeline. If the manner of repairing, maintaining, replacing or operating said Pipeline shall at any time be in violation of any applicable law, ordinance, rule, or regulation promulgated by governmental authority, then Grantee shall, at no cost or expense to Metra, upon receipt of appropriate notice from a governmental agency having enforcement jurisdiction over the Premises, make such changes or repairs as shall be necessary. Failure or refusal of Grantee to make the required changes or repairs within the time prescribed by said agency shall terminate this Agreement, and Grantee's rights and interest shall revert to Metra; provided, however, that this Agreement shall not terminate as long as Grantee, in good faith and by pursuit of appropriate legal or equitable remedies, enjoins, defends against, appeals from or pursues other lawful measures to avoid the enforcement of said laws, ordinances, rules or regulations or so long as Grantee is diligently pursuing compliance.

13. To the fullest extent permitted by law, Grantee hereby assumes and agrees to release, acquit and waive any rights which Grantee may have against and forever discharge

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Metra, the Regional Transportation Authority (“RTA”) and the Northeast Illinois Regional Commuter Railroad Corporation (“NIRCRC”), their respective directors, administrators, officers, employees, agents, successors, assigns and all other persons, firms and corporations acting on their behalf or with their authority from and against any and all claims, demands or liabilities imposed upon them by law or otherwise of every kind, nature and character on account of personal injuries, including death at any time resulting therefrom, and on account of damage to or destruction of property arising out of or in any way relating to or occurring in connection with the use of the Premises for the purposes set forth in this Agreement, which may occur to or be incurred by Grantee, its employees, officers, agents and all other persons acting on Grantee’s behalf while on the Premises or the Property, or arising from the condition of the Premises during the term of this Agreement. Notwithstanding anything in this Easement to the contrary, the releases and waivers contained in this paragraph shall survive termination of this Easement.

14. To the fullest extent permitted by law, Grantee agrees to indemnify, defend and hold harmless Metra, the RTA and the NIRCRC, their respective directors, administrators, officers, agents, employees, successors, assigns and all other persons, firms and corporations acting on their behalf or with their authority, from and against any and all injuries, liabilities, losses, damages, costs, payments and expenses of every kind and nature (including court costs and attorneys’ fees) as a result of claims, demands, actions, suits, proceedings, judgments or settlements, arising out of or in any way relating to or occurring in connection with Grantee’s use of the Premises for the purposes set forth in this Agreement, or the condition of the Premises, or which may occur to or be incurred by Grantee, its employees, officers, agents, and all other persons acting on its behalf while on the Premises or the Property. Metra agrees to notify Grantee in writing within a reasonable time of any claim of which it becomes aware which may fall within this indemnity provision. Grantee further agrees to defend Metra, the RTA, the NIRCRC, their respective directors, administrators, officers, agents and employees against any claims, suits, actions or proceedings filed against any of them with respect to the subject matter of this indemnity provision, whether such claims, suits, actions or proceedings are rightfully or wrongfully made or filed; provided, however, that Metra, the RTA and the NIRCRC, may elect to participate in the defense thereof at their own expense or may, at their own expense, employ attorneys of their own selection to appear and defend the same on behalf of Metra, the RTA, the NIRCRC, and their respective directors, administrators, officers, agents or employees. Grantee shall not enter into any compromise, or settlement of any such claims, suits, actions or proceedings without the consent of Metra, the RTA and the NIRCRC, which consent shall not be unreasonably withheld. Notwithstanding anything to the contrary contained in this Agreement, the indemnities contained in this paragraph shall survive termination of this Easement.

15. Prior to entering upon the Premises, Licensee agrees to furnish insurance in form and in such amounts as required by Metra’s Risk Management Department (312-322-6991) and shall deliver to Metra’s Risk Management Department certificates of insurance or such other documentation acceptable to Metra’s Risk Management Department evidencing the acquisition of the required insurance to use, maintain, repair, replace, operate and renew the Pipeline in accordance with the terms of this Easement.

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To the fullest extent permitted by law, during all periods that Grantee or those persons authorized by or acting on behalf of Grantee are on the Premises to perform or cause to be performed any maintenance or repair with respect to the Pipeline, Grantee shall cause each of Metra, the NIRCRC and the RTA to be designated as additional insureds on all insurance policies relating to the Premises and such insurance shall be endorsed to assume the contractual obligations of Grantee as set forth in this Agreement. Grantee shall provide proof to Metra of insurance satisfying the requirements set forth in this paragraph prior to entering upon the Premises.

Grantee may furnish the insurance required herein either through the purchase of conventional insurance policies or by way of participation in an intergovernmental agreement providing for insurance or self-insurance to Grantee. Such policies of insurance or self-insurance shall include worker's compensation, comprehensive automotive liability insurance, property damage, comprehensive general liability and railroad protective public liability insurance.

Grantee or its contractor(s) shall not commence any work until it has obtained and provided the required insurance and has received approval of same by Metra. All policies must be in full force at the time of submission and shall not be canceled, modified, limited or allowed to expire without having given Metra thirty (30) days prior written notice of such. Notice must be sent via certified mail to: Metra, Attention: Director, Risk Management, 15th Floor, 547 West Jackson Boulevard, Chicago, Illinois 60661.

Grantee's failure to obtain or to cause its contractors to obtain proper insurance coverage or to insure Metra, the NIRCRC or the RTA as additional insureds shall not, at any time, operate as a waiver of each Grantor's right to indemnification and defense against any claims, damages or injuries covered under the terms and provisions of this Agreement. During the term, Metra may make commercially reasonable increases in the amount of insurance required by Grantee or its contractor(s) and/or sub-contractor(s) under the terms and provisions of this Agreement.

16. This Easement may be terminated by Metra effective immediately upon notice to Grantee if Grantee ceases to operate or maintain the Pipeline or violates any of the terms, conditions or provisions set forth in this Easement. In case of termination, Grantee shall remove from the Premises said Pipeline and shall restore said Premises to the same or better condition than that which existed prior to the construction and installation of said Pipeline; or upon failure, neglect or refusal of Grantee to do so, Metra may make or cause to be made such removal and restoration, and the total cost hereof shall be paid by Grantee; or, if Metra shall so elect, it may treat the said Pipeline as abandoned by Grantee and may make such disposition thereof as it may see fit. All rights and interest in and to said Premises shall revert to Metra if Grantee vacates, abandons or ceases to use the Premises for a period of twelve (12) consecutive months. In such event, Grantee shall, upon Metra's request, execute appropriate documents releasing Grantee's interests.

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17. This Easement and all of the terms, conditions, rights and obligations herein contained shall inure to and be binding upon the Parties, their respective legal representatives, lessees, permittees, successors and/or assigns whether hereinabove so stated or not; but it is distinctly agreed that Grantee shall not assign its rights under this Easement without first having received the prior written consent of Metra. It is Grantee's responsibility to give Metra notice of any change in the identity of the Grantee. In the event Grantee fails to obtain the required consent to assign its rights or fails to notify Metra of a change in the Grantee under this Agreement, Metra may terminate this Agreement or, alternatively, charge Grantee a fee of Fifty Dollars (\$50) per day from the date of the actual assignment or change in Grantee until the date Grantee furnishes to Metra the request for consent to the assignment or notice of the change in Grantee.

18. All payments required to be made by Grantee to Metra under the terms, conditions or provisions of this Easement shall be made within sixty (60) days of Grantee's receipt of any demand or invoice from Metra evidencing the amount of the indebtedness due. Payments not made within said sixty (60) day period shall accrue interest at a rate of one and one half percent (1½%) per month or the highest amount permitted by Illinois law, whichever is less, from the date payment is due until paid.

19. All notices, demands and elections required or permitted to be given or made by either Party upon the other under the terms of this Easement or any statute shall be in writing. Such communications shall be deemed to have been sufficiently served if sent by certified or registered mail, return receipt requested, with proper postage prepaid, facsimile transmission or hand delivered to the respective addresses shown below or to such other party or address as either Party may from time to time furnish to the other in writing. Such notices, demands, elections and other instruments shall be considered delivered to recipient on the second business day after deposit in the U.S. Mail, on the day of successful transmission if sent by facsimile transmission, or on the day of delivery if hand delivered.

- (a) Notices to Metra shall be sent to:

Commuter Rail Division
547 W. Jackson Boulevard
Chicago, Illinois 60661
Attn: Law Department, General Counsel
Phone: (312) 322-6699
Fax: (312) 322-6698

- (b) Notices to Grantee shall be sent to:

Village of Olympia Fields
20701 Governors Highway
Olympia Fields, Illinois 60461

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Phone: _____

Fax: _____

20. This Agreement shall be governed by the internal laws of the State of Illinois. If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of either of the Parties. No waiver of any obligation or default of Grantee shall be implied from omission by Metra to take any action on account of such obligation or default and no express waiver shall affect any obligation or default other than the obligation or default specified in the express waiver and then only for the time and to the extent therein stated. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable. In the event the time for performance hereunder falls on a Saturday, Sunday or holiday, the actual time for performance shall be the next business day. This Easement constitutes the entire agreement between the Parties with respect to the subject matter hereof.

GRANTEE ACKNOWLEDGES THAT INSTRUMENTS OF RECORD, COURT DECISIONS, OR THE LAWS OF THE STATE IN WHICH THE EASEMENT PREMISES ARE LOCATED MAY LIMIT THE QUALITY OF METRA'S TITLE. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTEE OBTAINS THE EASEMENT SUBJECT TO THESE POSSIBLE LIMITATIONS ON THE TITLE AND ASSUMES ALL RESPONSIBILITY FOR INVESTIGATING THE TITLE TO THE EASEMENT PREMISES AND THE APPLICABLE LAWS OF THE STATE.

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IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of this 19th day of JULY, 2006.

ATTEST:

**COMMUTER RAIL DIVISION OF THE
REGIONAL TRANSPORTATION
AUTHORITY:**

ATTEST:

By: 

Philip A. Paganò
Executive Director

ATTEST:

ATTEST:

By: 

Name: Delores M. ELLISON
Assistant Secretary

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ATTEST:

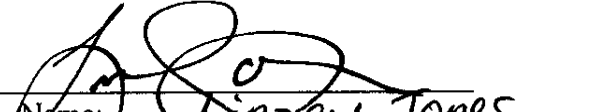
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ATTEST:

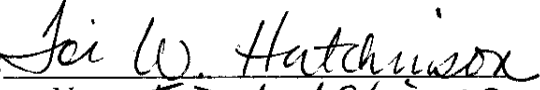
ATTEST:

VILLAGE OF OLYMPIA FIELDS:

By:


 Name: Linezey Jones
 Title: Village President

By:


 Name: Jai Hutchinson
 Title: Village Clerk


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

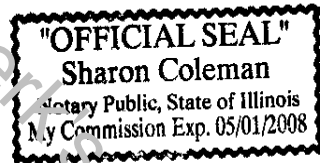
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Philip A. Pagano, personally known to me to be the Executive Director of the Commuter Rail Division of the Regional Transportation Authority, a division of an Illinois municipal corporation, and Delores Ellison, personally known to me to be the Assistant Secretary of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Executive Director and Assistant Secretary of said Corporation, they signed and delivered the said instrument in their official capacities pursuant to authority given by the Board of Directors of said Corporation and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of July, 2006.



Notary Public

(SEAL)



Notary Public, Cook County, Illinois Office

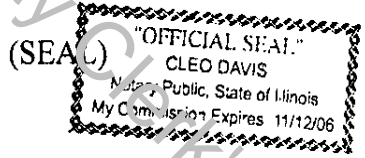
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Linzey Jones, personally known to me
to be the Village President of the Village of Olympia Fields, an
municipal corporation, and Toi Hutchinson personally known to
me to be the Village Clerk of said Corporation, and
personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that
as Village President and Village Clerk of said
Corporation, they signed and delivered the said instrument in their official capacities pursuant to
authority given by the Board of Directors and as the free and voluntary act and deed of said
Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of July, 2006.

Cleo Davis
Notary Public



Notary Public's Office

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Exhibit "A"

Legal Description of Property

Lots 8 and 9 in ICD's Addition to Olympia Fields, being a subdivision of part of the northwest quarter, Section 13, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof recorded July 27, 2006 as Document No. 0620839052 in Cook County, Illinois

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Exhibit "B"

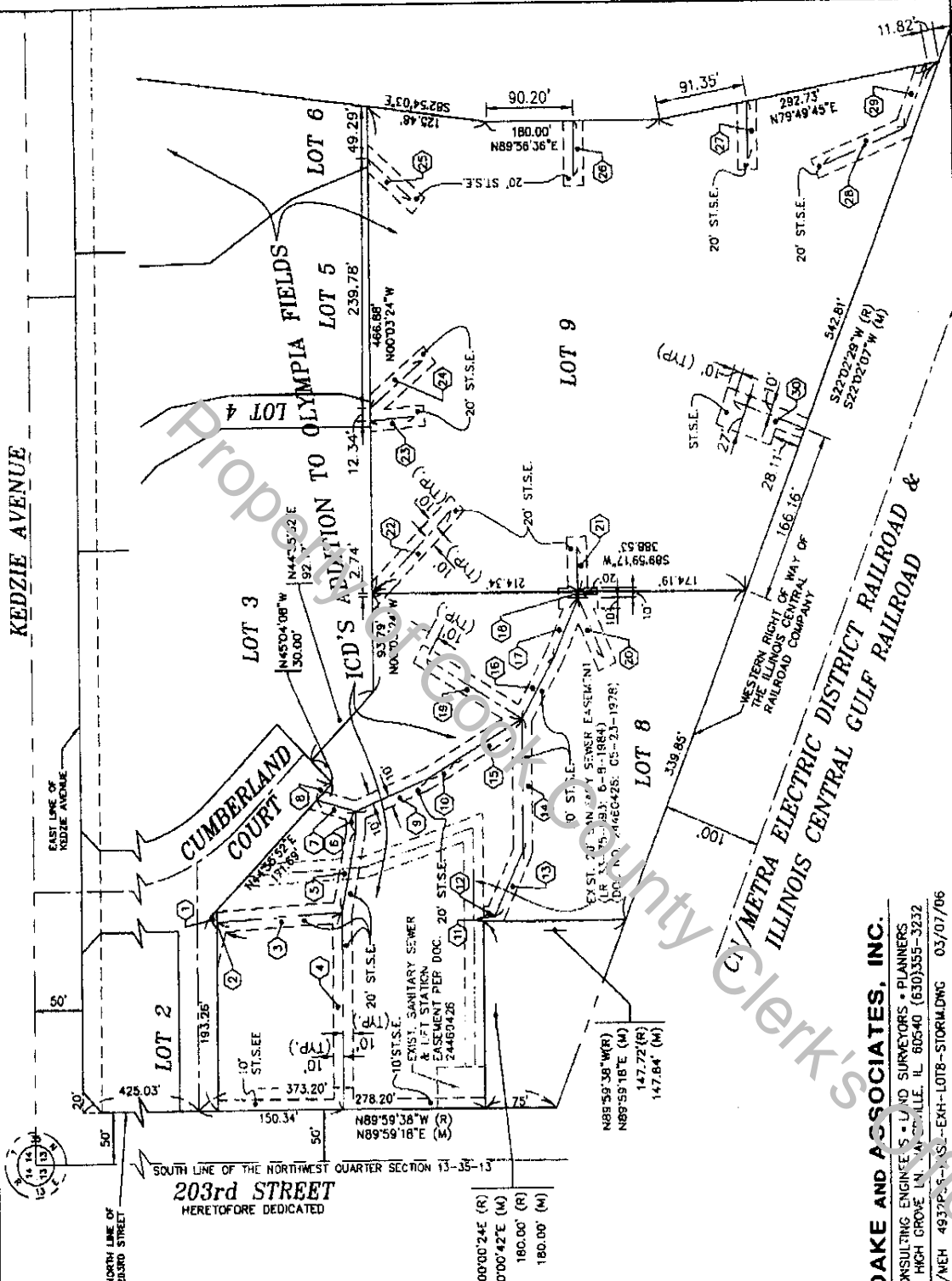
Plat of Storm Sewer Easement
(see attached)



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STORM SEWER EASEMENT EXHIBIT FOR LOT 8 & 9



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 1887 HIGH GROVE LANE, CHICAGO, ILL. 60640 (630)355-3232
 BY: PRS/MEH 4937P3-1-15-1-EXH-1078-STORM.DWG 03/07/06