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Doc#: 0632034048 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2006 10:04 AM Pg: 1 of 8

## NOTICE OF TERMINATION OF GRANT OF EASEMENT

TO: Cynthia Trejo  
2236 W. 47<sup>th</sup> Place  
Chicago, IL 60609

FROM: Anthony C. Cavalea, III  
2249 W. 47<sup>th</sup> Place  
Chicago, IL 60609

YOU ARE HEREBY NOTIFIED THAT THE GRANT OF EASEMENT CREATED BY GRANT OF EASEMENT (AGREEMENT) DATED FEBRUARY 9, 1967 GIVEN TO ROSE PODOLAK (AND HER SUCCESSORS IN INTEREST) AS OWNER OF THE PROPERTY COMMONLY KNOWN AS 2236 W. 47<sup>TH</sup> PLACE, CHICAGO, IL FOR PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

Lot 33 in Block 1 in McDavid and Rhoad's (sic) Subdivision of Blocks 15 and 16 of Stone and Whitney's Subdivision of the North Half of Section 7, Township 38 North, Range 14 East of the lands of the Pittsburgh, Cincinnati and St. Louis Railroad and the Western Avenue Boulevard) in Cook County, IL

PIN: 20-07-101-030-0000

IS HEREBY TERMINATED SIX MONTHS FROM THE DATE OF RECEIPT OF THIS NOTICE OF TERMINATION.

DATED: September 8, 2006

ANTHONY C. CAVALEA, III

PREPARED BY  
MAIL TO:

BY: Daniel H. Brown  
Daniel H. Brown, his attorney

Daniel H. Brown  
53 W. Jackson Boulevard  
Suite 703  
Chicago, Illinois 60604

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BOX 789 PL

GRANT OF EASEMENT

This Grant of Easement witnesseth that WHEREAS:

A. Standard Brands Incorporated, a corporation organized and existing by virtue of the laws of Delaware, herein-after referred to as "GRANTOR", is the owner of the following described real estate:

Lot 33 in Block 1 in McDavid and Rhoad's Subdivision of Blocks 15 and 16 of Stone and Whitney's Subdivision of the North half of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian (except therefrom the lands of the Pittsburgh, Cincinnati and St. Louis Railroad and the Western Avenue Boulevard) in Cook County, Illinois.

B. Reje Podolak, hereinafter referred to as "GRANTEE", is the owner of Lot 32 in said Block 1 in said McDavid and Rhoad's Subdivision in Cook County, Illinois.

C. Said Lot 32 is improved with a single family residence commonly known as 2230 West 47th Place, Chicago, Illinois, and also a detached one-car automobile garage.

D. The eastern portion of said automobile garage overlaps the east boundary of Lot 32 and covers a portion of Lot 33 described as follows:

That part of Lot 33 in McDavid and Rhoad's Subdivision of Blocks 15 and 16 of Stone and Whitney's Subdivision of the North half of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian (except therefrom the lands of the Pittsburgh, Cincinnati and St. Louis Railroad and the Western Avenue Boulevard) in Cook County, Illinois, described as follows:

Commencing at the Northwest corner of said Lot 33, thence South along the West line of said Lot 33 a distance of 46.85 feet, more or less, to a point, thence east of north a distance of 8.10 feet, more or less, to a point 0.60 feet, more or less, directly east of the west line of said Lot 33, thence east of north a distance of 20.45 feet, more or less, to a point 1.20 feet, more or less, directly east of the west line of

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said Lot 33, thence west of north a distance of 18.30 feet, more or less, to a point on the North line of said Lot 33 1.12 feet, more or less, east of the Northwest corner of said Lot 33, thence west along the North line of said Lot 33 a distance of 1.12 feet, more or less, to the point of beginning.

Attached hereto as Exhibit "A" and made a part hereof is a sketch showing the boundary line between Lots 32 and 33 and the portion of Lot 33 covered by part of the said automobile garage.

E. In order to settle any and all disputes and differences which may exist between GRANTOR and GRANTEE with respect to the overlap of the said automobile garage over the said boundary line, GRANTEE has delivered to GRANTOR a quitclaim deed covering all of Lot 33 and GRANTOR is delivering to GRANTEE this grant of easement.

NOW THEREFORE in consideration of ten dollars (\$10.00) to GRANTOR in hand paid by GRANTEE, receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged:

1. GRANTOR hereby grants to GRANTEE an easement over the portion of the aforesaid Lot 33 described in Paragraph D above, to be used by GRANTEE solely for the continued maintenance and use of the existing structure as a residential garage, TO HAVE AND TO HOLD the said easement hereby granted unto GRANTEE, and GRANTEE's heirs, executors, administrators and assigns, as appurtenant to the said real estate of GRANTOR.

2. The time of this grant shall be perpetual, provided, however, that this grant and the easement hereby granted shall cease, terminate and become null and void under any one of the following circumstances:

(a) On six (6) months' written notice from GRANTOR to GRANTEE, addressed to GRANTEE or GRANTEE's successors in

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interest at 2236 West 47th Place, Chicago, Illinois, said notice to be delivered by personal delivery or by registered or certified mail, and on recording a copy of said notice with verified proof of delivery in the office of the Recorder of Deeds of Cook County, Illinois.

(b) If and when by accident or by design of GRANTEE or of any other person or persons the said automobile garage is in whole or part destroyed, demolished, dismantled, wrecked or altered, in which case GRANTOR may (but need not) file in the office of the Recorder of Deeds of Cook County a verified statement certifying that one or more of the aforesaid events has occurred and that therefore this grant of easement is at once terminated, null and void.

(c) If and when the premises commonly known as 2236 West 47th Place, Chicago, Illinois, are by accident or by design of GRANTEE or of any other person or persons in whole or in part destroyed, demolished, dismantled, wrecked, or altered for a use other than that of a single family residence, or if and when the said premises are ever used for any purpose other than a single family residence, in which case GRANTOR may (but need not) record with the Recorder of Deeds of Cook County a verified statement certifying that one or more of the aforesaid events has occurred and that therefore the said grant of easement is at once terminated, null and void.

3. GRANTEE shall exercise due care in the use of the easement granted herein and shall at once correct and repair any damages to GRANTOR'S property, improvements or operations by reason of said use.

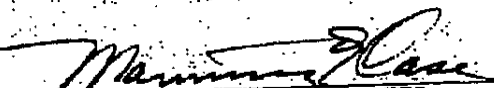
4. The recordation of this instrument in the office of the Recorder of Deeds of Cook County constitutes the acceptance by GRANTEE of all of the terms and conditions thereof.

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5. The rights, privileges, duties and obligations hereinabove provided for shall be binding on the successors and assigns of GRANTOR and the heirs, executors, administrators and assigns of GRANTEE.

IN WITNESS WHEREOF GRANTOR has caused this instrument to be executed by its Treasurer, thereunto duly authorized and its corporate seal to be duly affixed by its Asst. Secretary this 9th day of February, 1967.

  
STANDARD BRANDS INCORPORATED,  
a Delaware corporation

ATTEST

By

  
Asst. Secretary

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STATE OF NEW YORK )  
 ) SS  
COUNTY OF NEW YORK )

Before me, a notary public in and for the County and State aforesaid on February 9, 1967, personally appeared Manning E. Case and Charles A. Gildea personally known to me to be the Treasurer Asst. and Secretary respectively of Standard Brands Incorporated and to be the same persons whose names are affixed above, and, being first duly sworn on oath, acknowledge that they were duly authorized on behalf of said corporation to execute the above and foregoing grant of easement and that they executed the said grant of easement, attested to it and affixed the corporate seal of said corporation as their free and voluntary act and the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal on the day, month and year first above written

*[Signature]*  
Notary Public

My commission expires \_\_\_\_\_  
Commission expires March 28, 1968

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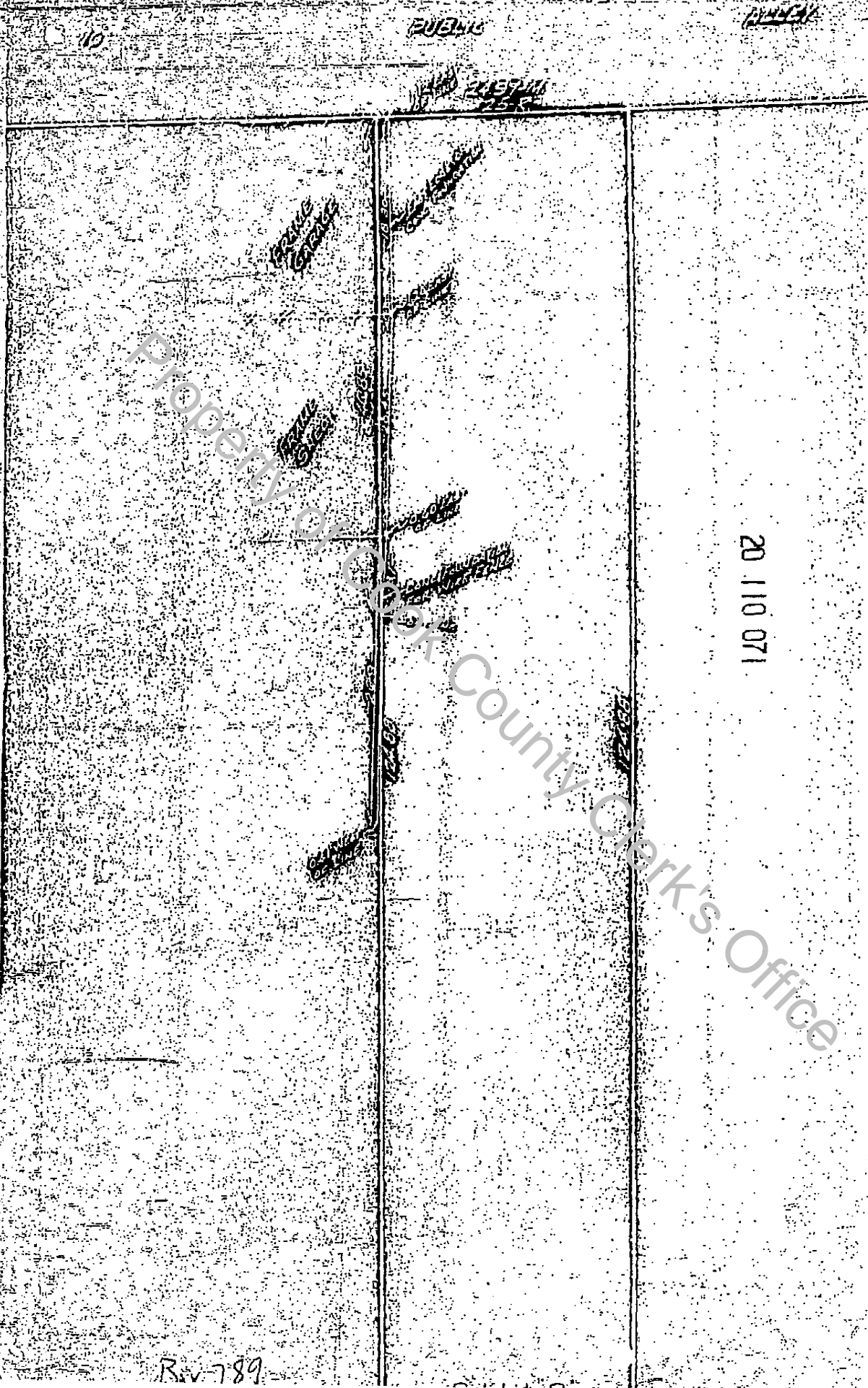
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COOK COUNTY CLERK'S OFFICE

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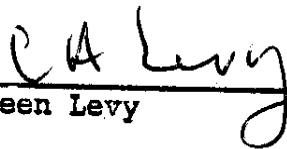
## AFFIDAVIT OF SERVICE

I, Colleen Levy, being first duly sworn on oath, depose and state as follows:

1. That I certify that on Sunday, October 29, 2006, I served a Notice of Termination of Easement on Cynthia Treyo by personal service at her residence, 2236 W. 47<sup>th</sup> Place, Chicago, IL 60609.

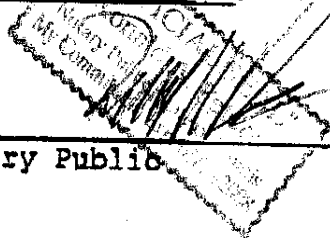
2. That I am not related to Anthony C. Cavlaea, III and I am employed as a special process server.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Colleen Levy

SUBSCRIBED AND SWORN TO  
before me this 30 day of  
October, 2006.

\_\_\_\_\_  
Notary Public



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