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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2008 04:01 PM Pg: 1 of 9

PREPARED BY:

Ankur Gupta, Esq.
Winston & Strawn LLP
35 West Wacker Drive
Chicago, Illinois 60601

AFTER RECORDING, MAIL TO:

The Sherwin-Williams Company
101 Prospect Avenue, NW
Cleveland, Ohio 44115
Attn: Corporate Real Estate Department

5/2/08
Send To
264497
HLC DEC

TERMINATION OF EASEMENT AGREEMENT

THIS TERMINATION OF EASEMENT AGREEMENT (this "*Termination*") is made and entered into as of the 15 day of December, 2007, by and among CHICAGO SPECIALTIES, LLC, a Delaware limited liability company ("*Chicago Specialties*"), THE SHERWIN-WILLIAMS COMPANY, an Ohio corporation ("*Sherwin-Williams*"), PMC SPECIALTIES GROUP, INC., a Delaware corporation ("*PMC Specialties*"), and PMC, INC., a Delaware corporation ("*PMC*").

RECITALS

A. Chicago Specialties currently owns and, simultaneously with the execution of this Termination, is transferring and conveying to Sherwin-Williams, certain real estate commonly known as 735 East 115th Street, Chicago, Cook County, Illinois, as legally described on Exhibit "A" attached hereto and made a part hereof (the "*115th Street Land*"), and the improvements, fixtures, parking areas and related facilities situated thereon (collectively, the "*115th Street Improvements*", and, together with the 115th Street Land and all rights, privileges and easements appurtenant thereto, hereinafter referred to as the "*115th Street Property*").

B. Sherwin-Williams currently owns certain real estate commonly known as 603 East Kensington Street, Chicago, Cook County, Illinois, as legally described on Exhibit "B" attached hereto and made a part hereof (the "*Powerhouse Land*"), together with certain rights, privileges and easements appurtenant thereto.

C. The 115th Street Property and the Powerhouse Land are subject to a certain Easement Agreement dated as of July 1, 1985 (the "*Easement Agreement*") and entered into among Sherwin-Williams, PMC Specialties and PMC, which Easement Agreement was recorded on July 3, 1985 with the Recorder of Deeds of Cook County, Illinois as Document #85087496.

D. Chicago Specialties, Sherwin-Williams, PMC Specialties and PMC desire to terminate the Easement Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the above recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals Incorporated. The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.

2. Termination of Easement Agreement. Effective as of the date hereof, the Easement Agreement is hereby terminated.

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3. **Miscellaneous.** This Termination shall be binding upon and inure to the benefit of Chicago Specialties, Sherwin-Williams, PMC Specialties, PMC, each and every subsequent owner of the 115th Street Property, each and every subsequent owner of the Powerhouse Land, and the respective successors and assigns of each of the foregoing parties. This Termination may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[signature and notary pages follow]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year first above written.

CHICAGO SPECIALTIES, LLC,
a Delaware limited liability company

By: [Signature]
Name: Gary Kamins
Its: CEO

THE SHERWIN-WILLIAMS COMPANY,
an Ohio corporation

By: _____
Name: _____
Its: _____

PMC SPECIALTIES GROUP, INC.,
a Delaware corporation

By: [Signature]
Name: F. Sambou
Its: Cent. Treas.

PMC, INC., a Delaware corporation

By: [Signature]
Name: Gary Kamins
Title: President

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year first above written.

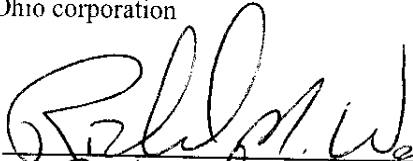
CHICAGO SPECIALTIES, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

THE SHERWIN-WILLIAMS COMPANY,
an Ohio corporation

By: 

Name: Richard M. WEAVER

Its: V.P. Admin.

PMC SPECIALTIES GROUP, INC.,
a Delaware corporation

By: _____

Name: _____

Its: _____

PMC, INC., a Delaware corporation

By: _____

Name: _____

Title: _____

Property of Cook County Clerk's Office

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STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of December, 2007, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known, who, being by me duly sworn, did depose and say that he or she is the _____ of **CHICAGO SPECIALTIES, LLC**, a Delaware limited liability company, that the instrument was signed and sealed on behalf of the company and that the foregoing manager, officer or member acknowledged execution of the instrument to be the voluntary act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: _____

Multiple Acknowledgment Attached

STATE OF Ohio)
) SS.
COUNTY OF Cuyahoga)

On this 20th day of December, 2007, before me, the undersigned, a Notary Public in and for the State of Ohio, personally appeared RM Weaver, to me known, who, being by me duly sworn, did depose and say that he or she is the VP Administration of **THE SHERWIN-WILLIAMS COMPANY**, an Ohio corporation, that the instrument was signed and sealed on behalf of the corporation and that the foregoing officer acknowledged execution of the instrument to be the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

MADELINE MUSER HAYES, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Madeline Muser Hayes
Notary Public

My Commission Expires: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

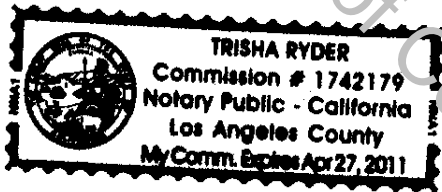
State of California

County of Los Angeles

On 12/18/07 before me, Trisha Ryder, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gary E. Kamins
Peter Gamboa
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Trisha Ryder
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: TERMINATION

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: GARY E. KAMINS

- Individual
- Corporate Officer — Title(s): PRESIDENT
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: PETER GAMBOA

- Individual
- Corporate Officer — Title(s): ASST. TREASURER
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

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Exhibit "A"

Legal Description

THAT PART OF THE FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22 AND OF THE FRACTIONAL SOUTHWEST $\frac{1}{4}$ OF FRACTIONAL SECTION 23, LYING NORTH OF THE INDIAN BOUNDARY LINE, AND OF FRACTIONAL SECTION 22, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF EAST 115TH STREET, BEING THE SOUTH LINE OF THE NORTH 33.00 FEET OF THE FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF SAID FRACTIONAL SECTION 22, AND OF THE FRACTIONAL SOUTHWEST $\frac{1}{4}$ OF SAID FRACTIONAL SECTION 23, AT A POINT WHICH IS 774.56 FEET EAST FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE EAST LINE, PRODUCED SOUTH, OF SOUTH CHAMPLAIN AVENUE (FORMERLY STEPHENSON AVENUE) AS SAID SOUTH CHAMPLAIN AVENUE IS LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SAID FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF EAST 115TH STREET, A DISTANCE OF 80.50 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, A DISTANCE OF 90.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 299.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, AFORESAID, A DISTANCE OF 208.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 96.00 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, AFORESAID A DISTANCE OF 95.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET, TO A POINT ON THE SOUTH LINE OF VACATED EAST KENSINGTON AVENUE, SAID SOUTH LINE BEING PARALLEL WITH AND 558.50 FEET SOUTH FROM SAID NORTH LINE OF FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, AND SAID POINT BEING 569.90 FEET EAST FROM THE AFORESAID EAST LINE OF SOUTH CHAMPLAIN AVENUE, PRODUCED SOUTH; THENCE SOUTHWESTWARDLY ALONG, A STRAIGHT LINE, A DISTANCE OF 162.16 FEET TO A POINT WHICH IS 543.00 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID EAST LINE OF SOUTH CHAMPLAIN AVENUE, PRODUCED SOUTH, AND 718.50 FEET (MEASURED PERPENDICULARLY) SOUTH FROM SAID NORTH LINE OF FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF SOUTH CHAMPLAIN AVENUE, PRODUCED SOUTH, A DISTANCE OF 1115.00 FEET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 84.99 FEET TO A POINT WHICH IS 34.00 FEET (MEASURED PERPENDICULARLY) WEST FROM THE SOUTHWARD EXTENSION OF SAID LAST DESCRIBED LINE; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 549.00 FEET TO A POINT ON A LINE 7.00 FEET WEST FROM AND PARALLEL WITH THE CENTERLINE, PRODUCED SOUTH OF SAID SOUTH CHAMPLAIN AVENUE, SAID POINT BEING 724.70 FEET SOUTH FROM THE INTERSECTION OF SAID LINE WITH A LINE PARALLEL WITH AND 1190.30 FEET SOUTH FROM SAID NORTH LINE OF FRACTIONAL

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SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH ALONG SAID LINE 7.00 FEET WEST FROM AND PARALLEL WITH THE CENTERLINE, PRODUCED SOUTH, OF SAID SOUTH CHAMPLAIN AVENUE, A DISTANCE OF 306.50 FEET TO A POINT WHICH IS 410.00 FEET NORTH FROM THE INTERSECTION OF SAID LINE WITH THE EASTWARD PROLONGATION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 549.00 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 183.29 FEET; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 221.14 FEET TO A POINT WHICH IS 88.47 FEET (MEASURED PERPENDICULARLY) EAST FROM THE NORTHWARD EXTENSION OF SAID LAST DESCRIBED LINE; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 644.46 FEET, TO A POINT ON A LINE WHICH IS 272.00 FEET EAST FROM AND PARALLEL WITH THE SOUTHWARD PROLONGATION OF THE EAST LINE OF SAID FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, SAID POINT BEING 754.65 FEET NORTH FROM THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF EAST 119TH STREET; THENCE NORTH ALONG SAID PARALLEL LINE, BEING THE WEST LINE OF THE PROPERTY CONVEYED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 28, 1958 AS DOCUMENT NO. 17272668, A DISTANCE OF 1361.98 FEET TO THE DEFLECTION POINT IN SAID WEST PROPERTY LINE WHICH IS 50.00 FEET WEST FROM THE WEST LINE OF SOUTH DOTY AVENUE AND 2116.63 FEET NORTH FROM THE NORTH LINE OF SAID EAST 119TH STREET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, CONTINUING ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT NUMBER 17272668, A DISTANCE OF 61.52 FEET TO A SECOND DEFLECTION POINT IN SAID WESTERLY PROPERTY LINE; THENCE NORTHWARDLY ALONG A STRAIGHT LINE, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, A DISTANCE OF 191.06 FEET TO THE THIRD DEFLECTION POINT IN SAID WESTERLY PROPERTY LINE; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, A DISTANCE OF 154.04 FEET TO A POINT OF CURVE IN SAID WESTERLY PROPERTY LINE; THENCE NORTHWESTWARDLY, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, BEING HERE THE ARC OF A CIRCLE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 77.57 FEET TO A POINT OF TANGENCY WITH THE AFOREMENTIONED SOUTH LINE OF EAST 115TH STREET, AND THENCE WEST ALONG SAID SOUTH LINE OF EAST 115TH STREET, A DISTANCE OF 391.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 735 EAST 115th STREET, CHICAGO, ILLINOIS 60628

TAX ID. #: 25-22-400-029-0000

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Exhibit "B"

Legal Description

THAT PART OF THE SOUTH 504.00 FEET OF THE NORTH 1062.50 FEET OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING WEST OF AND ADJOINING A LINE DRAWN 100.00 FEET WEST FROM AND PARALLEL WITH THE WEST LINE OF SOUTH CHAMPLAIN AVENUE (FORMERLY STEPHENSON AVENUE) AS SAID SOUTH CHAMPLAIN AVENUE IS LOCATED IN THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, FOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF EAST KENSINGTON AVENUE (BEING THE SOUTH LINE OF THE NORTH 552.50 FEET OF SAID FRACTIONAL SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 22) AT THE INTERSECTION OF SAID LINE WITH THE AFORESAID LINE DRAWN 100.00 FEET WEST FROM AND PARALLEL WITH THE WEST LINE OF SOUTH CHAMPLAIN AVENUE, AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 336.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 92.50 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 17.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 75.00 FEET; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 2.50 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 207.97 FEET, TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO THE SOUTH LINE OF THE NORTH 1062.50 FEET OF THE FRACTIONAL SOUTHEAST QUARTER AFORESAID, AT A POINT 376.00 FEET WEST OF SAID WEST LINE OF SOUTH CHAMPLAIN AVENUE; THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 10.18 FEET, TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF EAST KENSINGTON AVENUE, AT A POINT WHICH IS 557.76 FEET (MEASURED ALONG SAID LINE) WEST FROM THE AFOREMENTIONED WEST LINE OF SOUTH CHAMPLAIN AVENUE; AND THENCE EAST ALONG THE SOUTH LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 457.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 603 EAST KENSINGTON STREET, ILLINOIS 60628

TAX ID. #: 25-22-400-032-0000