

This Document Prepared By and
After Recording Please Return To:

9720/0118 30 001 Page 1 of 17
1999-12-20 15:56:51
Cook County Recorder 53.50

Joseph B. Brocato, Esq.
Pedersen & Houpt
161 North Clark Street
Suite 3100
Chicago, Illinois 60601



Above Space For Recorder's Use Only

MEMORANDUM OF AMENDMENT TO PERMANENT EASEMENT AGREEMENT

THIS MEMORANDUM OF AMENDMENT TO PERMANENT EASEMENT AGREEMENT (the "Memorandum"), is made as of the 15th day of October, 1999, by **WINDSOR OUTDOOR INC.**, an Illinois corporation (as assignee of **OAC, INC.**, an Illinois corporation) ("Windsor") and **GOLD REALTY GROUP CORPORATION**, an Illinois corporation ("Gold").

Under that certain Permanent Easement Agreement, dated as of October 23, 1997 (the "Easement Agreement"), by and between Windsor as grantee, and Gold as grantor, Windsor has an interest in certain permanent and irrevocable easements pertaining to the real property located at 3333 North Charles Street, Franklin Park, Illinois, and legally described on Exhibit A, attached hereto and by this reference made a part hereof (the "Premises"), for, among other things, constructing, installing, operating and maintaining outdoor advertising sign structures. Windsor recorded a Memorandum of Permanent Easement Agreement on October 10, 1998 with the Cook County Recorder's Office, Document No. 98910427.

Under that certain Amendment, dated as of October 15, 1999, 1999 (the "Amendment"), by and between Windsor and Gold, such parties amended the Easement Agreement to further legally describe the property and various easements referenced on certain exhibits to the Easement Agreement. Such property and easements are as follows: (a) an easement legally described in Exhibit B, attached hereto and by this reference made a part hereof, for construction, installation, operation and maintenance of outdoor advertising signs ("Signs") at the Premises, (b) an easement as legally described in Exhibit C, attached hereto and by this reference made a part hereof, for the purposes of access to and from, and the construction, installation, operation and maintenance of Signs at the Premises, (c) an easement as legally described in Exhibit D, attached hereto and by this reference made a part hereof, to install electrical or other utility cable and equipment for the purposes of supplying utility services to the Signs, and (d) an easement as legally described in Exhibit E, attached hereto and by this reference made a part hereof, for the extension of the Signs onto and over the Premises.


UNOFFICIAL COPY

09181209

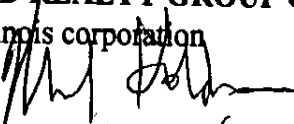
The purpose of this Memorandum is to give record notice of Windsor's rights in and to the Premises under the Easement Agreement and the Amendment, and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the undersigned has executed this Memorandum as of the date set forth above.

WINDSOR OUTDOOR INC., an Illinois corporation

By: 
Name: TERENCE J. McNAMEE
Title: CEO

GOLD REALTY GROUP CORPORATION, an Illinois corporation

By: 
Name: MICHAEL GOUSSIER
Title: CEO

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

OFFICIAL SEAL
MATTHEW W. SCHWARTZ
CLERK OF COOK COUNTY
JANUARY 1, 2011

UNOFFICIAL COPY

EXHIBIT A

09181209

LEGAL DESCRIPTION OF PREMISES

[See Attached]

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LEGAL DESCRIPTION:

PARCEL 1:

That part of the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows:
 Commencing at a point on the West line of the East 1/2 of the Southwest 1/4 of Section 20, 414.05 feet North of the Southwest corner thereof;
 Thence North 89 degrees 58 minutes 10 seconds East, at right angles to said West line, 55.00 feet to a point on a line 55.00 feet (measured perpendicularly) East from and parallel with said West line, said point being the point of beginning;
 Thence North 00 degrees 01 minutes 50 seconds West along said parallel line (being also the East line of North Charles Street) a distance of 421.00 feet;
 Thence South 89 degrees 58 minutes 10 seconds West a distance of 55.00 feet to a point on the aforementioned West line of the East 1/2 of the Southwest 1/4;
 Thence North 00 degrees 01 minutes 50 seconds West along said West line a distance of 280.00 feet to a point in the Southeastery line of the Northern Illinois Toll Highway;
 Thence North 79 degrees 22 minutes 25 seconds East along said Southeastery line a distance of 548.80 feet;
 Thence South 28 degrees 59 minutes 10 seconds West a distance of 155.34 feet to a point on a line drawn parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4 of Section 20;
 Thence South 00 degrees 01 minutes 50 seconds East along said parallel line a distance of 192.00 feet;
 Thence South 44 degrees 58 minutes 10 seconds West a distance of 70.23 feet;
 Thence South 00 degrees 01 minutes 50 seconds East, parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4, a distance of 335.70 feet;

(Continued)

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

Thence South 63 degrees 24 minutes 16 seconds West, a distance of 156.52 feet to a point on a line drawn perpendicular to the aforementioned West line of the East 1/2 of the Southwest 1/4 from the aforementioned point on said West line which is 414.05 feet North of the Southwest corner thereof;
Thence South 89 degrees 58 minutes 10 seconds West along the last described line a distance of 217.12 feet to the point of beginning;
In Cook County, Illinois.

EASEMENT PARCEL 2:

Easements for the benefit of Parcel 1 created and granted by Deed from Olympus Properties, Inc., an Illinois corporation to Michael Goldstein dated October 10, 1997 recorded October 20, 1997 as Document Number 97776324, creating and granting to the owner of Parcel 1 the following described storm and sanitary easement, sanitary sewer easement, and storm sewer easement, for the purpose of maintaining and operating pipelines and conduits for said uses described therein, over the following described property ("Parcels E-1, E-2 & E-3");

"Parcel E-1 Storm and Sanitary Easement"

A strip of land, 15.00 feet wide, in the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows;

Commencing at the intersection of the West line of the East 1/2 of the Southwest 1/4 of Section 20 with the southeasterly line of the Northern Illinois Toll Highway;

Thence North 79 degrees 22 minutes 36 seconds East along said southeasterly line a distance of 548.80 feet;

Thence South 28 degrees 59 minutes 10 seconds West a distance of 155.24 feet to a point on a line drawn parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4 of Section 20;

Thence South 00 degrees 01 minutes 50 seconds East along said parallel line a distance of 100.87 feet to the point of beginning;

Thence North 14 degrees 43 minutes 08 seconds East a distance of 179.37 feet to a point on a line drawn parallel with and 55.00 feet (measured perpendicularly) Southerly from the aforementioned southeasterly line of the

(Continued)

*Address 3333 Charles St
Franklin PK, IL*

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

Northern Illinois Toll Highway;

Thence North 79 degrees 22 minutes 36 seconds East along said parallel line a distance of 16.60 feet;

Thence South 14 degrees 43 minutes 08 seconds West a distance of 243.45 feet to a point on the aforementioned line drawn parallel with the West line of the East 1/2 of the Southwest 1/4;

Thence North 00 degrees 01 minutes 50 seconds West along said parallel line a distance of 58.92 feet to the point of beginning;

In Cook County, Illinois.

"Parcel E-2 Sanitary Sewer Easement":

A strip of land, 10.00 feet wide, in the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the West line of the East 1/2 of the Southwest 1/4 of Section 20 with the Southeasterly line of the Northern Illinois Toll Highway;

Thence North 79 degrees 22 minutes 36 seconds East along said Southeasterly line a distance of 549.80 feet;

Thence South 28 degrees 59 minutes 10 seconds West a distance of 155.34 feet to a point on a line drawn parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4 of Section 20;

Thence South 00 degrees 01 minutes 50 seconds East along said parallel line a distance of 192.00 feet;

Thence South 44 degrees 58 minutes 10 seconds East a distance of 20.56 feet to the point of beginning;

Thence South 06 degrees 35 minutes 09 seconds West a distance of 243.45 feet to a point on a line drawn parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4 of Section 20;

Thence North 00 degrees 01 minutes 50 seconds West along said parallel line a distance of 85.79 feet;

Thence North 06 degrees 35 minutes 09 seconds East a distance of 144.62 feet;

Thence North 44 degrees 58 minutes 10 seconds East a distance of 16.10 feet to the point of beginning;

(Continued)

Time Oct. 8. 10:01AM

Print Time Oct. 8. 10:06AM

09181209

SCHEDULE A
LEGAL DESCRIPTION CONTINUED

In Cook County, Illinois.

"Parcel E-3 Storm Sewer Easement":

A strip of land, 10.00 feet wide, in the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the West line of the East 1/2 of the Southwest 1/4 of Section 20 with the southeasterly line of the Northern Illinois Toll Highway:

Thence North 79 degrees 22 minutes 36 seconds East along said southeasterly line a distance of 548.80 feet;

Thence South 28 degrees 59 minutes 10 seconds West a distance of 155.24 feet to a point on a line drawn parallel with the aforementioned West line of the East 1/2 of the Southwest 1/4 of Section 20;

Thence South 00 degrees 01 minutes 50 seconds East along said parallel line a distance of 192.00 feet;

Thence South 44 degrees 59 minutes 10 seconds West a distance of 20.90 feet to the point of beginning;

Thence South 02 degrees 17 minutes 44 seconds East a distance of 419.72 feet;

Thence South 17 degrees 51 minutes 53 seconds West a distance of 116.61 feet;

Thence North 72 degrees 08 minutes 01 seconds West a distance of 10.00 feet;

Thence North 17 degrees 51 minutes 59 seconds East a distance of 96.68 feet;

Thence South 47 degrees 17 minutes 45 seconds West a distance of 145.87 feet;

Thence South 72 degrees 55 minutes 09 seconds East a distance of 44.16 feet;

Thence South 17 degrees 04 minutes 51 seconds West a distance of 10.00 feet;

Thence North 72 degrees 55 minutes 09 seconds West a distance of 54.45 feet;

Thence North 53 degrees 23 minutes 33 seconds West a distance of 54.69 feet.

(Continued)

UNOFFICIAL COPY

09181209

SCHEDULE A LEGAL DESCRIPTION CONTINUED

feet;
Thence South 89 degrees 56 minutes 54 seconds West a distance of 132.32
feet;
Thence North 00 degrees 03 minutes 06 seconds West a distance of 40.55 feet
to a point on a line drawn perpendicular to the aforementioned West line of the
East 1/2 of the Southwest 1/4 from a point on said West line which is 414.05
feet North of the Southwest corner thereof;
Thence North 89 degrees 58 minutes 10 seconds East along the last described
line a distance of 10.00 feet;
Thence South 00 degrees 03 minutes 06 seconds East a distance of 30.55
feet;
Thence North 89 degrees 56 minutes 54 seconds East a distance of 119.92
feet;
Thence North 00 degrees 25 minutes 27 seconds East a distance of 33.32
feet;
Thence North 63 degrees 24 minutes 16 seconds East a distance of 11.93
feet;
Thence South 06 degrees 22 minutes 27 seconds West a distance of 41.68
feet;
Thence South 53 degrees 23 minutes 33 seconds East a distance of 58.64
feet;
Thence North 47 degrees 17 minutes 45 seconds East a distance of 167.39
feet;
Thence North 02 degrees 17 minutes 44 seconds West a distance of 406.28
feet;
Thence North 44 degrees 58 minutes 10 seconds East a distance of 13.62 feet
to the point of beginning;
In Cook County, Illinois.

END OF LEGAL DESCRIPTION

Permanent Index Number : 12-20-301-018

12-20-301-029

Oct. 8. 10:01AM

Print Time

Oct. 8. 10:06AM

UNOFFICIAL COPY

EXHIBIT B

09181209

SIGN PARCEL EASEMENT

[See Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

09181209

SIGN PARCEL EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE INTERSECTION WITH A PERPENDICULAR LINE TO SAID SOUTHEASTERLY LINE DRAWN 90.95 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF A METAL PRECAST CONCRETE BUILDING;

THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE 90.95 FEET TO SAID BUILDING CORNER;

THENCE WESTERLY ALONG THE NORTH WALL OF SAID BUILDING 146 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY WALL 8 FEET;

THENCE NORTHERLY PERPENDICULAR TO SAID NORTH WALL 8 FEET;

THENCE EASTERLY PARALLEL WITH SAID NORTH WALL 8 FEET;

THENCE SOUTHERLY ALONG A PERPENDICULAR LINE TO SAID NORTH WALL 8 FEET TO THE POINT OF BEGINNING.

CONTAINING 64 SQUARE FEET OF LAND, MORE OR LESS.

UNOFFICIAL COPY

EXHIBIT C

ACCESS EASEMENT

09181209

[See Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

09181209

EXHIBIT C

ACCESS EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AFORESAID, 835.05 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 0 DEGREES 01 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 230.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;

THENCE NORTH 79 DEGREES 22 MINUTES 23 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 842.14 FEET TO A POINT;

THENCE SOUTH 71 DEGREES 12 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 54.39 FEET TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG A CURVE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 418.77 FEET, FOR A DISTANCE OF 150.19 FEET TO THE INTERSECTION OF A LINE 55.0 FEET SOUTHEASTERLY (MEASURED PERPENDICULARLY) OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, AFORESAID;

THENCE SOUTH 79 DEGREES 22 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE 397.04 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS WEST 26.79 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 20 SECONDS EAST 5.0 FEET TO THE SAID LINE 55.0 FEET SOUTHEASTERLY OF THE NORTHERN ILLINOIS TOLL HIGHWAY;

THENCE SOUTH 79 DEGREES 22 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE 80.0 FEET;

THENCE NORTH 65 DEGREES 47 MINUTES 02 SECONDS WEST 31.80 FEET TO A LINE 36.83 FEET SOUTHEASTERLY (MEASURED PERPENDICULARLY) OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, AFORESAID;

THENCE SOUTH 79 DEGREES 22 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE 87.48 FEET TO A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AFORESAID;

THENCE SOUTH 0 DEGREES 01 MINUTES 47 SECONDS EAST ALONG SAID PARALLEL LINE 249.08 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 13 SECONDS WEST 35.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, A DISTANCE OF 548.80 FEET, AS MEASURED ALONG SAID SOUTHEASTERLY LINE, NORTHEASTERLY OF SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE SOUTH 28°-59'-10" WEST, A DISTANCE OF 155.34 FEET TO THE TERMINUS OF SAID DESCRIBED LINE, IN COOK COUNTY, ILLINOIS.

LEGEND

UNOFFICIAL COPY

EXHIBIT D

UTILITY EASEMENT

[See Attached]

09181209

Property of Cook County Clerk's Office

17887986988 002
P. 02
EXHIBIT D
UNOFFICIAL COPY

UTILITY EASEMENT

09181209

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE INTERSECTION WITH A PERPENDICULAR LINE TO SAID SOUTHEASTERLY LINE DRAWN 90.95 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF A METAL PRECAST CONCRETE BUILDING;
THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE 90.95 FEET TO SAID BUILDING CORNER;
THENCE WESTERLY ALONG THE NORTH WALL OF SAID BUILDING 146 FEET TO THE POINT OF BEGINNING OF AN EASEMENT 20 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
THENCE CONTINUING WESTERLY ALONG THE NORTH WALL OF SAID BUILDING, 28.0 FEET;
THENCE SOUTHERLY PERPENDICULAR TO SAID WALL 250 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.

UNOFFICIAL COPY

EXHIBIT E

SIGN EXTENSION EASEMENT

[See Attached]

09181209

Property of Cook County Clerk's Office

EXHIBIT E
UNOFFICIAL COPY
SIGN EXTENSION EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE INTERSECTION WITH A PERPENDICULAR LINE TO SAID SOUTHEASTERLY LINE DRAWN 90.95 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF A METAL AND PRECAST CONCRETE BUILDING;

THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE 90.95 FEET TO SAID BUILDING CORNER;

THENCE WESTERLY ALONG THE NORTH WALL OF SAID BUILDING 130 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHERLY PERPENDICULAR TO SAID WALL 40 FEET;

THENCE WESTERLY PARALLEL WITH SAID WALL 40 FEET;

THENCE NORTHERLY PERPENDICULAR TO SAID PARALLEL LINE 80 FEET;

THENCE EASTERLY PARALLEL WITH SAID WALL 40 FEET;

THENCE SOUTHERLY PERPENDICULAR TO LAST COURSE 40 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING ABOVE A HORIZONTAL PLANE 40 FEET ABOVE THE EXISTING TOP OF THE BUILDING FOUNDATION, IN COOK COUNTY, ILLINOIS.

CONTAINING 3, 200 SQUARE FEET

09181203

Property of Cook County Clerk's Office