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Cook County Recorder of Deeds
Date: 05/11/2010 12:22 PM Pg: 1 of 9

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TERMINATION AND RELEASE OF EASEMENTS

THIS INSTRUMENT PREPARED BY)
AND AFTER RECORDING RETURN TO:)

GERALD M. TENNER)
300 SOUTH WACKER DRIVE)
SUITE 1700A)
CHICAGO, ILLINOIS 60606)

PERMANENT REAL ESTATE INDEX)
NUMBERS: 04-05-103-020-0000 and)
04-05-103-021-0000)
ADDRESS OF PROPERTY:)
205 Huehl Road)
Northbrook, Illinois 60062)

CT 8488658 Am was No Ass 6/11

BOX 334

A

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This Termination and Release of Easements is made and entered into as of the ____ day of April, 2010, by SprintCom, Inc., a Kansas corporation (“Sprint”), and T-Mobile Central LLC, a Delaware limited liability company (“T-Mobile”). Sprint and T-Mobile are sometimes individually called a “Party” and, collectively, the “Parties.”

RECITALS:

A. Sprint and T-Mobile are the beneficiaries of utility and access easements (collectively, the “South Easements”) along the southern boundary of the property commonly known as 205 Huehl Road, Northbrook, Illinois (the “Property”), which were created by a plat (the “Plat”) recorded in the office of the Recorder of Deeds of Cook County, Illinois (the “Recorder”) as Document No. 99435342. The Property and South Easements are more fully described in Exhibits A and B, attached hereto and made a part hereof.

B. The South Easements were created for the purpose of serving proposed cellular communication facilities to be constructed in the southeast corner of the Property. However, the Parties thereafter located their facilities in the northeast corner of the Property, where they are adequately served by other utility and access easements. Accordingly, the South Easements have never been used, and T-Mobile and Sprint wish to terminate, vacate, and release the South Easements.

C. The Parties respectively acknowledge that their right of access to their facilities from Huehl Road is governed by the “12.0’ Access Easement” granted on the Final Plat of the Rivkins’ Subdivision (the “Rivkins Plat”), recorded in the Recorder’s Office as Document No. 0936519055, which is described in Exhibit B. Accordingly, the identical 12’ access easement (“North Easement”) purported to be created by the instrument recorded in the

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Recorder's Office as Document No. 98459239, as shown on the Rivkins Plat is unnecessary, and the Parties desire to terminate, vacate, and release the North Easement.

D. The Parties respectively acknowledge that their right of access for utilities to their facilities from Huehl Road is governed by the "15' Water Transmission Storm Sewer and Utility Easement" granted on Rivkins Plat .

NOW, THEREFORE, Sprint and T-Mobile, for the purposes above set forth, respectively declare as follows

1. Incorporation. The foregoing Recitals are hereby incorporated in and made a part hereof as if such Recitals were fully set forth herein.
2. Termination of Easements. T-Mobile and Sprint hereby respectively terminate, extinguish, release, and vacate the South Easements and the North Easement, and they respectively declare that the South Easements and North Easement are null and void.
3. Counterparts. This Termination may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

[EXECUTION PAGE FOLLOWS]

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(signature page Termination and Release of Easements)

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

SPRINTCOM, INC.

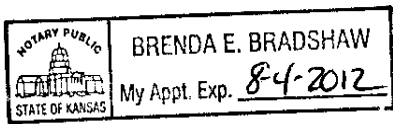
By: 


Title: It's Authorized Representative

State of Kansas)
) ss.
County of Johnson)

I, Brenda E. Bradshaw, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Brian J. Wegner, the Authorized Representative of Sprint Com, is personally known to me to be the same person whose name is before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said

Given under my hand and Notarial Seal this 12 day of April, 2010.



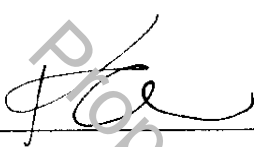

Notary Public

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(signature page Termination and Release of Easements)

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

T-MOBILE CENTRAL LLC

By: 

Name: Kim Curtis

Title: Regional Development Director

State of Illinois)


) ss.

County of Cook)

I, Cathy Olsen, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Kim Curtis, the Regional Development Director of T-Mobile Central LLC, is personally known to me to be the same person whose name is before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act of said T-Mobile Central LLC.

Given under my hand and Notarial Seal this 20 day of April, 2010.





Notary Public

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CHICAGO TITLE INSURANCE COMPANY LOAN POLICY (2006) SCHEDULE B - PART I (CONTINUED)

POLICY NUMBER: 1409-008396727-SK

~~AS DOCUMENT NO. 972110086 AFFECTING THE LAND FOR A TERM OF 5 YEARS WITH
OPTION TO EXTEND FOR 5 ADDITIONAL FIVE-YEAR TERMS, AND ALL RIGHTS THEREUNDER
OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY
CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.~~

- 7 9. A 30 FOOT BUILDING LINE ON WEST LINE OF THE LAND AS SHOWN ON PLAT OF SKY HARBOR AIR-INDUSTRIAL PARK UNIT NO. 2 RECORDED JULY 28, 1966 AS DOCUMENT 19899807.
- 8 10. EASEMENT FOR PUBLIC UTILITIES OVER THE SOUTH 5 FEET OF THE LAND AS SHOWN ON PLAT OF SKY HARBOR-AIR INDUSTRIAL PARK UNIT 2 RECORDED JULY 28, 1966 AS DOCUMENT 19899807.
- 9 11. EASEMENT OVER THE SOUTH 5 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHUNG AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO, AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 28, 1966 AS DOCUMENT 19899807.
- 10 12. EASEMENT OVER THE SOUTH 5 FEET OF THE LAND FOR INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND OTHER NECESSARY APPURTENANCES AS GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS AS SHOWN ON PLAT OF THE SUBDIVISION RECORDED JULY 28, 1966 AS DOCUMENT 19899807.
- 11 13. UNRECORDED EASEMENT FOR A 24 INCH STORM SEWER ALONG THE EAST PROPERTY LINE ~~OF THE HALL OF THE VILLAGE OF NORTHBROOK~~
- 12 14.

UTILITY EASEMENT TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 99435342 AFFECTING THE FOLLOWING PORTION OF THE LAND:

A PART OF LOT 62 IN SKY HARBOR AIR INDUSTRIAL PARK UNIT 2, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 27 MINUTES 48 SECONDS EAST 10.00 FEET ALONG THE WEST LINE OF SAID LOT; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST 591.23 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 12 SECONDS EAST 10.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 54 MINUTES 48 SECONDS EAST 591.23 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

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CHICAGO TITLE INSURANCE COMPANY
LOAN POLICY (2006)
SCHEDULE B - PART I (CONTINUED)

POLICY NUMBER: 1409-008396727-SK

- z 15. ACCESS EASEMENT AS SHOWN ON THE PLAT RECORDED <MAY 5, 1999 AS DOCUMENT 99435342 AFFECTING THE FOLLOWING PORTION OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN:

A PART OF LOT 62 IN SKY HARBOR AIR INDUSTRIAL PARK UNIT 2, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT WHICH POINT IS NORTH 0 DEGREES 27 MINUTES 48 SECONDS EAST 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE CONTINUING NORTH 0 DEGREES 27 MINUTES 48 SECONDS EAST 15.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 54 MINUTES 48 SECONDS EAST 590.90 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 12 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 48 SECONDS WEST 591.04 FEET TO THE POINT OF BEGINNING.

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LEGAL DESCRIPTION FOR 205 HUEHL ROAD, NORTHBROOK, IL

LOT 2 IN RIVKINS' SUBDIVISION, BEING A RESUBDIVISION OF LOT 62 IN SKY HARBOR AIR INDUSTRIAL PARK UNIT TWO, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 2009 AS DOCUMENT 0936519055, IN COOK COUNTY, ILLINOIS.

PIN: 04-05-103-020-0000
04-05-103-021-0000

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EXHIBIT A

SOUTH EASEMENTS – LEGAL DESCRIPTION

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