



Doc#: 1129410053 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/21/2011 12:31 PM Pg: 1 of 4

This Instrument Prepared By:

Richard C. Baker
Mauck & Baker, LLC
1 N. LaSalle St., Ste 600
Chicago IL 60602

After Recording Return To:

Richard C. Baker
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FOR RECORDER'S USE ONLY

CTI-SA 9416017/34
LNT 3/27-8

AFFIDAVIT OF AUTOMATIC TERMINATION OF LIMITED 16 FOOT WIDE EASEMENT

The undersigned, Open Arms United Worship Center, f/k/a Faith Tabernacle of Chicago, Inc. a Religious Corporation of Illinois, being duly sworn and deposed says:

1. Eff-Jay Corporation, an Illinois corporation, Josef Fabach and Magdalena Fabach, his wife, Robert Parrish, Jr. and Dorothea M. Parrish, his wife, and the West Bradley Place Association, pursuant to an agreement dated July 24, 1961 and recorded August 15, 1961 as Document 18247686 entered into an agreement (herein after referred to as "Limited Easement") granting a limited easement relating to construction and use of a 16 foot wide driveway to be located on the North parkway and sidewalk of Bradley Place and to the East Line of Lot 9 in Burley's Subdivision of Lot 2 (except the North 16 1/2 feet thereof) and Lot 3 (Except the South 30 feet dedicated for a street) in Bradley, Cookson and Bradley's subdivision, and also relating to the use of said driveway, erection of a concrete separation or curbing within 30 days after the driveway is opened; construction of a gate, repair, maintenance and construction of a fence; repair and maintain a wooden air duct or passageway; removal of debris and rubbish and repair a 16 foot concrete sidewalk crossing said driveway.

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2. Eff-Jay Corporation, an Illinois corporation, was named in the Limited Easement as the "Party of the First Part" with its principal office at 817 W. Grace, St. Chicago, Illinois and owner of said property legally described as:

THAT PART OF LOT "A" IN BISMARCK GARDENS CONSOLIDATION OF LOTS 1 TO 6 INCLUSIVE, IN BRADLEY AND OTHERS SUBDIVISION OF THE NORTH 174 1/2 FEET OF BLOCK 9 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 TO 8 INCLUSIVE AND LOT "A" AND A STRIP OF LAND 15 FEET WIDE LYING WEST OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE AND EAST OF AND ADJOINING LOT 7 IN BURLEYS SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 16 1/2 FEET) AND LOT 3 (EXCEPT THE SOUTH 30 FEET) IN BRADLEY, COOKSON AND BRADLEY'S SUBDIVISION OF BLOCK 9 AFORESAID WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT "A" WHICH IS 129.33 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT "A" (AND WHICH POINT IS ALSO 192.14 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT "A"); AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 192.14 FEET TO THE WEST LINE OF SAID LOT "A"; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 174.50 FEET TO THE CORNER OF SAID LOT "A"; THENCE EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 227.51 FEET TO A POINT WHICH IS 94.00 FEET WEST OF THE EAST LINE OF SAID LOT "A"; THENCE WEST ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 55.40 FEET; THENCE WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.20 FEET; THENCE NORTH ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 24.50 FEET; THENCE EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.00 FEET; THENCE NORTH ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 22.50 FEET; THENCE EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 8.05 FEET; THENCE NORTH ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 20.05 FEET; THENCE WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 43.79 FEET;; THENCE NORTH ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 46.12 FEET, TO THE NORTH LINE OF SAID LOT "A" AND THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.

3. Pursuant to Paragraph 6 of the Limited Easement, the approval by the parties for use of said driveway and easement was limited to the period of time that the property of the First Party (817 W. Grace St., Chicago, Illinois legally described above) was used as a sports arena, and in the event another use was made of such property the easement would terminate.
4. At the time the Limited Easement was granted in 1961, 817 W. Grace St. Chicago, Illinois was being used as a sport arena called the Marigold Arena and was used for wrestling matches.

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5. On or about March 10th, 1964, Faith Tabernacle of Chicago, Inc. an Illinois Religious Corporation purchased the Marigold Arena at 817 W. Grace St., Chicago, Illinois , as legally described above.
6. Thereafter, Faith Tabernacle of Chicago, Inc., converted the wrestling arena at 817 W. Grace St, Chicago, Illinois as legally described above into a church, whose dedication took place on or about November 14th, 1964.
7. Faith Tabernacle of Chicago, Inc., amended its Religious Affidavit of Incorporation and changed its name to Open Arms United Worship in December 19, 2009 as recorded as Document 0926644034 in Cook County, Illinois.
8. Open Arms United Worship Center, f/k/a Faith Tabernacle of Chicago, Inc., has continually used the premises at 817 W. Grace St. as a church since November 1964 to date and since that time; the premises have not been used as a sports arena.
9. Pursuant to the terms of the Limited Easement, the 16 foot easement over a strip of land as described above, was terminated in November 14th, 1964 when the use of said premises at 817 W. Grace St., Chicago Illinois ceased being a sports arena and became a church.

Affiant further sayeth naught.

OPEN ARMS UNITED WORSHIP
CENTER, f/k/a FAITH
TABERNACLE OF CHICAGO
INCORPORATED, an Illinois
Religious Corporation

By: 
Kimberly C. Hill, President

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IN WITNESS WHEREOF, the undersigned has executed this Affidavit effective as of the day and year signed.

SUBSCRIBED AND SWORN to
before me this 20th day of
October, 2011.

Beth LaSalle
Notary Public
My Commission Expires: 2-26-13



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