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This Agreement was prepared by:

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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2012 12:09 PM Pg: 1 of 5

FENCE AGREEMENT

This Fence Agreement (the "Agreement") is made this 30th day of April, 2012 by DOROTHY FERGUSON ("Ferguson") and THYRA RUCKER-GRAVES and ARCHIE GRAVES ("Rucker-Graves/Graves").

WITNESSETH:

WHEREAS, Ferguson is the owner in Fee Simple of that Real Estate situated in the City of Chicago, Cook County, Illinois commonly known as 3618 W. Grenshaw, Chicago, Illinois 60624 which is described in Exhibit A attached hereto and made a part hereof ("Ferguson Parcel"); and

WHEREAS, Rucker-Graves/Graves are the owners in Fee Simple of that Real Estate situated in the City of Chicago, Cook County, Illinois commonly known as 3616 W. Grenshaw, Chicago, Illinois 60624 which is described in Exhibit B attached hereto and made a part hereof ("Rucker-Graves Parcel") (each of Ferguson and Rucker-Graves/Graves and their successors in Title from time to time to be individually referred to as "Parcel Owner" and collectively as "Parcel Owners"); and

WHEREAS, the parcel described in Exhibit A, attached hereto, is a vacant lot, and the parcel described in Exhibit B, attached hereto, has been improved with a single family residence; and

WHEREAS, Rucker-Graves/Graves, the owners of the Rucker-Graves Parcel maintain a fence that is partially located on the Ferguson Parcel;

WHEREAS, a survey of the Ferguson Parcel prepared by Studnicka and Associates, Ltd. dated December 17, 2010 ("the Survey"), indicates that a fence maintained by Rucker-Graves / Graves encroaches over the east side of the Ferguson Parcel A by distances of 1.40 feet at the north end of the fence and 1.96 feet at the south end of the fence;

NOW, THEREFORE, the Parcel Owners, for themselves, their successors, grantees and assigns, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

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1. Rucker-Graves/Graves acknowledge that their fence encroaches onto the Ferguson Parcel, as described above, for which there is no private easement granted and with respect to which there are no prior agreements between the parties hereto.

2. Rucker-Graves/Graves agree to have the fence removed or moved back to the East side of the boundary line within sixty (60) days after written notice by Ferguson or her successors and assigns.

3. Rucker-Graves/Graves shall indemnify, protect and hold harmless Ferguson in the event of any damages, liabilities, judgments, claims and losses incurred by Ferguson relating to the fence referenced herein.

4. Each of the parties hereto agree to notify the other party of their intention to sell their respective properties not less than seventy-five (75) days prior to sale.

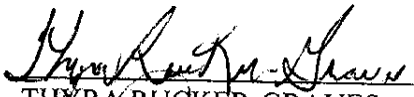
5. This Agreement shall inure to the mutual benefit of and shall be mutually binding upon the successors, heirs and assigns, respectively, of Rucker-Graves/Graves and Ferguson.

6. This Agreement shall become null and void if the fence described herein is removed or moved so that there is no longer an encroachment.


7. This Agreement shall be governed by the Laws of the State of Illinois. If any of the Provisions contained herein shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not in any event affect any of the other Provisions contained herein and such other Provisions shall be valid and enforceable to the fullest extent permitted by Law.

8. Nothing contained in this instrument shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Parcels to or for any public use or purpose whatsoever.

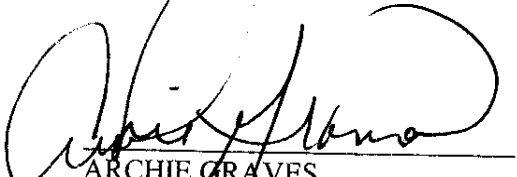
IN WITNESS WHEREOF, the Parcel Owners have executed this instrument the date and year first above written.



THYRA RUCKER-GRAVES



DOROTHY FERGUSON



ARCHIE GRAVES

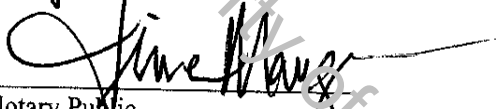
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and state aforesaid, do hereby certify that DOROTHY FERGUSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my and a Notarial Seal this 30th day of April, 2012

Subscribed and sworn to before me the 30th day of April, 2012



Notary Public

My Commission Expires: Nov. 18, 2014



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and state aforesaid, do hereby certify that THYRA RUCKER-GRAVES and ARCHIE GRAVES, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

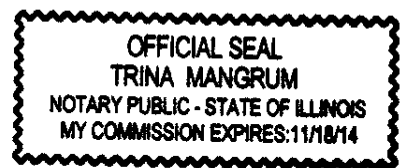
Given under my and a Notarial Seal this 30th day of April, 2012

Subscribed and sworn to before me the 30th day of April, 2012



Notary Public

My Commission Expires: Nov. 18, 2014



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EXHIBIT A

LEGAL DESCRIPTION OF FERGUSON PARCEL

LOT 58 IN GIVIN'S AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3618 W. Grenshaw
Chicago, Illinois 60624

Permanent Index Number: 16-14-325-040-0000

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EXHIBIT B

LEGAL DESCRIPTION OF RUCKER -GRAVES PARCEL

LOT 57 IN GIVIN'S AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3616 W. Grenshaw
Chicago, Illinois 60624

Permanent Index Number: 16-14-325-041-0000

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