

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1301429068 Fee: \$56.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2013 02:55 PM Pg: 1 of 10

PRO TITLE GROUP, INC

THIS INDENTURE, made January 3, 2013, between **PB AND J XXV, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**") whose address is c/o Parkway Bank and Trust Company, 4800 N Harlem Ave, Harwood Heights, IL 60706, and **ANDRZEJ MIKODA**, an individual ("**Grantee**"), whose address is 3850 Scott St, Schiller Park, IL 60176.

*This space reserved for Recorder's use only.*

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REUSE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, whose common address is also shown on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.

[Signature page follows]

PRO TITLE GROUP, INC.  
5140 MAIN STREET  
DOWNERS GROVE, IL 60515

REAL ESTATE TRANSFER 01/11/2013



CHICAGO: \$1,338.75  
CTA: \$535.50  
TOTAL: \$1,874.25

12-11-119-038-1254 | 20121201605005 | RBDKWV

REAL ESTATE TRANSFER 01/14/2013



COOK \$89.25  
ILLINOIS: \$178.50  
TOTAL: \$267.75

12-11-119-038-1254 | 20121201605005 | WUZFE8

Handwritten signatures and initials, including "Y", "10", "Y", "Y", and "AMB".

1211034 COOK

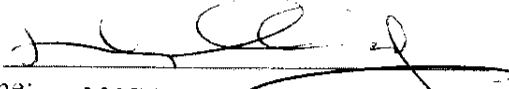
1211034

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:  
Eugene S. Kraus, Esq.  
Scott & Kraus, LLC  
150 S. Wacker Drive, Suite 2900  
Chicago, IL 60606

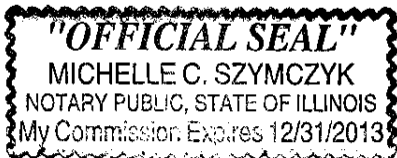
**PB AND J XXV, LLC**, an Illinois limited liability company

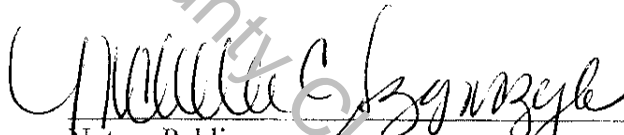
By:   
Name: MARK A. SHEKERJIAN  
Its: AUTHORIZED AGENT OF SOLE MEMBER

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 Mark A. Shekerjian, personally known to me to be the Authorized Agent of **PB AND J XXV, LLC**, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of December, 2012.



  
Notary Public

**After Recording Send Deed To:**  
Andrzej Mikoda  
3850 Scott St  
Schiller Park, IL 60176

**Send Subsequent Tax Bills to:**  
Andrzej Mikoda  
3850 Scott St  
Schiller Park, IL 60176

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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1

UNITS NUMBERS 308-3 AND 323-2 IN THE CATHERINE COURTS CONDOMINIUM, AS DELINEATED AND DESCRIBED IN A PLAT OF SURVEY OF PARTS OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 6, 2005 AS DOCUMENT NUMBER 0524922077, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2005 AS DOCUMENT NUMBER 0534810040, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621432095, CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626827022, SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322080, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322081, SUPPLEMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 0712315045 AND RE-RECORDED JUNE 6, 2007 AS DOCUMENT NUMBER 0715715117, SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 18, 2008 AS DOCUMENT NUMBER 0810931080 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-323 & P-466, LIMITED COMMON ELEMENTS, AS DELINEATED AND DESCRIBED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

Commonly known as:

5306 N. CUMBERLAND AVE., UNIT #308-3 (a/k/a 5348-58 N. Cumberland Ave, Unit 308-3)  
PARKING SPACE #P-323  
CHICAGO, ILLINOIS 60656

5358 N. CUMBERLAND AVE., UNIT #323-2 (a/k/a 5348-58 N. Cumberland Ave, Unit 323-2)  
PARKING SPACE #P-466  
CHICAGO, ILLINOIS 60656

PINS: 12-11-119-038-1254, 12-11-119-038-1171

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AND

PARCEL 1

UNIT NUMBER 506 IN THE CATHERINE COURTS CONDOMINIUM, AS DELINEATED AND DESCRIBED IN A PLAT OF SURVEY OF PARTS OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1 IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 6, 2005 AS DOCUMENT NUMBER 0524932077, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2005 AS DOCUMENT NUMBER 0534518940, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2006 AS DOCUMENT NUMBER 0621432095, CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626827022, SPECIAL AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322080, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322081, SUPPLEMENT NO. 4 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 0712315045 AND RE-RECORDED JUNE 6, 2007 AS DOCUMENT NUMBER 0715715117, SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 18, 2008 AS DOCUMENT NUMBER 0810931080 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-214 & P-227, LIMITED COMMON ELEMENTS, AS DELINEATED AND DESCRIBED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.

Commonly known as:

5310 N. CHESTER, UNIT #506  
PARKING SPACES P-214 & P-227  
CHICAGO, ILLINOIS 60656

PIN: 12-11-119-038-1500

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## EXHIBIT B

### SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

2. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0524932077 AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.

3. EASEMENTS FOR UTILITIES AS SHOWN ON PLAT OF ALBERT SCHORSCH SONS' CATHERINE COURTS, RECORDED NOVEMBER 14, 1966 AS DOCUMENT 19993154 AS FOLLOWS:

OVER THE SOUTH 5 FEET OF LOTS 1 TO 14 BOTH INCLUSIVE, IN BLOCK 1.  
(AFFECTS LOT 2)

OVER THE SOUTH 5 FEET OF LOTS 1 TO 14 BOTH INCLUSIVE, IN BLOCK 2.  
(AFFECTS LOT 4)

AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

4. EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, CLEANING, REPAIRING, ALTERING, USING AND OPERATING A SEWER WITH RIGHT OF ACCESS THERETO IN FAVOR OF THE CITY OF CHICAGO, AS CREATED BY GRANT MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1954 AND KNOWN AS TRUST NUMBER 2528 AND RECORDED DECEMBER 13, 1968 AS DOCUMENT 20703981 AND ALSO SHOWN ON THE PLAT RECORDED AS DOCUMENT NUMBER 20916706 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE LAND FALLING WITHIN THE SOUTH 30.63 FEET OF THE NORTH 328.50 FEET OF LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURT TRACT NO. 1.

THE SOUTH 30.63 FEET OF THE NORTH 328.50 FEET (MEASURED AT RIGHT ANGLES) OF THE FOLLOWING, TAKEN AS A TRACT:

LOTS 1, 2, 3 AND 4 IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NO. 1, IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THAT PART OF LOT 2, BEING DESCRIBED AS A 30 FOOT STRIP OF LAND, BEING

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15.0 FEET ON EACH SIDE OF THE NORTHERLY EXTENSION OF THE CENTER LINE OF NORTH CHESTER AVENUE (EXCEPT THEREFROM THE NORTH 30.63 FEET THEREOF) IN ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NO. 1 AFORESAID, AS SHOWN ON THE PLAT ATTACHED THERETO AS EXHIBIT "A". AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

5. EASEMENT OVER A 5 FOOT STRIP OF LAND LYING ON THE SOUTH LINE OF THE LAND FOR THE PURPOSE OF CONSTRUCTING, OPERATING, USING, MAINTAINING, REPAIRING, REPLACING, RELOCATING, RENEWING AND REMOVING WIRES, CABLES, CONDUITS AND OTHER UNDERGROUND EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND SOUNDS AND SIGNALS IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY OF ILLINOIS, AS GRANTED IN PLAT DATED JULY 1, 1969 AND RECORDED JULY 31, 1969 AS DOCUMENT 20916706. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

6. EASEMENT OVER THE NORTH 10 FEET OF THE SOUTH 15 FEET OF LOTS 2 AND 4 (EXCEPT THE WEST 309.40 FEET OF LOT 4) FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, RENEWING, REPLACING, OPERATING, MAINTAINING, INSPECTING, ALTERING, REPAIRING AND REMOVING A PIPELINE OR PIPELINES FOR THE TRANSPORTATION FOR GAS AND SUCH DRIPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN FAVOR OF THE PEOPLES GAS, LIGHT AND COKE COMPANY, AS CREATED BY GRANT DATED SEPTEMBER 2, 1969 AND RECORDED SEPTEMBER 16, 1969 AS DOCUMENT 0959543. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

7. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, REPAIR, RENEW, REPLACE AND RENEW THEIR RESPECTIVE ELECTRIC FACILITIES AND COMMUNICATION FACILITIES, AS CREATED BY GRANT DATED JUNE 2, 1970 AND RECORDED JULY 1, 1970 AS DOCUMENT 21198270 OVER THAT PART OF LOT 2 AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

8. POSSIBLE RIGHT AND PRIVILEGE TO CONSTRUCT, USE, OPERATE, MAINTAIN AND REPAIR EQUIPMENT WITH ELECTRICAL, GAS, SEWER, WATER OR OTHER UTILITIES LYING WITHIN LOTS 1 AND 2 OF SUBDIVISION AFORESAID, FOR

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BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON LOT 5 OF SAID SUBDIVISION, AS PROVIDED FOR IN DEED IN TRUST RECORDED APRIL 1, 1969 AS DOCUMENT 20797466 FROM ANITA THON, TO OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1954 AND KNOWN AS TRUST NO. 2528. AFFECTS:

(A) UPON THE EAST 20 FEET OF THE LAND LYING CONTIGUOUS AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN AFORESAID SUBDIVISION, RIGHT OF INGRESS AND EGRESS TO AND FROM LOT 5 AFORESAID AND PUEBLO AVENUE.

(B) UPON AND WITHIN A 15 FOOT WIDE STRIP OF LAND AFORESAID, LYING CONTIGUOUS TO AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN AFORESAID SUBDIVISION.

(1) A PEDESTRIAN WAY, WALK AND RIGHT OF INGRESS AND EGRESS TO AND FROM LOT 5 AFORESAID.

(2) THE RIGHT AND PRIVILEGE TO CONSTRUCT, USE, OPERATE AND MAINTAIN AND REPAIR CABLES, CONDUITS, SERVICE LINES, PIPES, TILES, DRAINS AND SEWER LINES AND OTHER UTILITIES LYING WITHIN THE LAND FOR BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON LOT 5 AFORESAID.

(C) UPON AND WITHIN A 5 FOOT WIDE STRIP OF LAND AFORESAID, LYING CONTIGUOUS AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN THE SUBDIVISION AFORESAID.

(1) RIGHT, PRIVILEGE AND AUTHORITY TO DO ALL THINGS NECESSARY AND PROPER IN THE EXCAVATING AND THE LAYING, BUILDING, CONSTRUCTING, REPAIRING AND MAINTAINING FOOTINGS, PIERS, FOUNDATIONS AND WALLS ALONG AND UPON THE SOUTHERLY BORDER OF LOT 5 AFORESAID.

(2) A RIGHT TO CONSTRUCT, USE, MAINTAIN, REPAIR AND REPLACE FOOTINGS, PIERS, FOUNDATIONS, WALLS, EAVES AND CORNING SILLS, DRAINAGE DOWNSPOUTS AND OTHER PROJECTIONS OF AND BUILDINGS ALONG THE WESTERLY BORDER OF LOT 5 AFORESAID, WHICH EXTENDS UPON THE AFORESAID 5 FOOT STRIP OF LAND AFORESAID.

THIS IS A QUESTION OF CONSTRUCTION OF PARAGRAPH II (B) OF SAID INSTRUMENT, IF CONSTRUED AS AFFECTING ONLY THE EAST 15 FEET OF LOTS 1 AND 2 CONTIGUOUS TO THE WESTERLY LINE OF LOT 5, OUR LAND IS NOT AFFECTED. IF INTERPRETATION INVOLVES ALL LOTS 1 AND 2, OUR LAND IS SUBJECT TO IT. AS LOCATED AND LIMITED BY THE ALTA/ACSM

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SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

9. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE WIRES, CABLES, CONDUITS AND OTHER FACILITIES, TOGETHER WITH RIGHT OF ACCESS AND RIGHT TO TRIM AND REMOVE TREES, BUSHES AND SAPLINGS, CREATED BY GRANT OF EASEMENT DATED SEPTEMBER 8, 1970 AND RECORDED SEPTEMBER 10, 1970 AS DOCUMENT 21260413 AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

10. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE WIRES, CABLES, CONDUITS AND OTHER FACILITIES, TOGETHER WITH RIGHT OF ACCESS AND RIGHT TO TRIM AND REMOVE TREES, BUSHES AND SAPLINGS, CREATED BY GRANT OF EASEMENT DATED SEPTEMBER 8, 1970 AND RECORDED SEPTEMBER 10, 1970 AS DOCUMENT 21260413 AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

11. EASEMENT OVER THE LAND, AS RESERVED IN THE DEED BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 2 528, TO ANITA THON, DATED FEBRUARY 21, 1969 AND RECORDED MARCH 7, 1969 AS DOCUMENT 22775902 OVER PARTS OF THE LAND AS FOLLOWS:

(A) UPON THE EAST 20 FEET OF THE LAND LYING CONTIGUOUS AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN AFORESAID SUBDIVISION, RIGHT OF INGRESS AND EGRESS TO AND FROM LOT 5 AFORESAID AND PUEBLO AVENUE.

(B) UPON AND WITHIN A 15 FOOT WIDE STRIP OF LAND AFORESAID, LYING CONTIGUOUS TO AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN AFORESAID SUBDIVISION.

(1) A PEDESTRIAN WAY, WALK AND RIGHT OF INGRESS AND EGRESS TO AND FROM LOT 5 AFORESAID.

(2) THE RIGHT AND PRIVILEGE TO CONSTRUCT, USE, OPERATE AND MAINTAIN AND REPAIR CABLES, CONDUITS, SERVICE LINES, PIPES, TILES, DRAINS AND SEWER LINES AND OTHER UTILITIES LYING WITHIN THE LAND FOR BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON LOT 5 AFORESAID.



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(C) UPON AND WITHIN A 5 FOOT WIDE STRIP OF LAND AFORESAID, LYING CONTIGUOUS AND ADJOINING THE SOUTHERLY LINE OF LOT 5 IN THE SUBDIVISION AFORESAID.

(1) RIGHT, PRIVILEGE AND AUTHORITY TO DO ALL THINGS NECESSARY AND PROPER IN THE EXCAVATING AND THE LAYING, BUILDING, CONSTRUCTING, REPAIRING AND MAINTAINING FOOTINGS, PIERS, FOUNDATIONS AND WALLS ALONG AND UPON THE SOUTHERLY BORDER OF LOT 5 AFORESAID.

(2) A RIGHT TO CONSTRUCT, USE, MAINTAIN, REPAIR AND REPLACE FOOTINGS, PIERS, FOUNDATIONS, WALLS, EAVES AND COPING SILLS, DRAINAGE DOWNSPOUTS AND OTHER PROJECTIONS OF AND BUILDINGS ALONG THE WESTERLY BORDER OF LOT 5 AFORESAID, WHICH EXTENDS UPON THE AFORESAID 5 FOOT STRIP OF LAND AFORESAID.

AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

12. EASEMENT FOR INGRESS AND EGRESS UPON, OVER AND ACROSS PARCEL 2 AND FOR USE OF SWIMMING POOL AND ACCOUTREMENTS ON SAID PARCEL FOR THE BENEFIT OF ADJOINING PARCELS AS MARKED ON EXHIBIT 'A' ATTACHED TO GRANT FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1972 AND KNOWN AS TRUST NUMBER 6607; TO OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1954 AND KNOWN AS TRUST NUMBER 2528; OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 21, 1970 AND KNOWN AS TRUST NUMBER 6133; AND OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1971 AND KNOWN AS TRUST NUMBER 6386, DATED JULY 12, 1972 AND RECORDED OCTOBER 30, 1972 AS DOCUMENT 22101632. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

13. POSSIBLE 10 FOOT EASEMENT OVER PARTS OF PARCEL 2 AS MARKED ON EXHIBIT 'A' ATTACHED TO GRANT FROM MC NERNEY-GOSLIN, INC., TO THE PEOPLES GAS, LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, TO LAY, CONSTRUCT, RECONSTRUCT, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REPAIR, REMOVE, CHANGE THE SIDE F, AND ABANDON IN PLACE ALL OR ANY PORTION OF A GAS MAIN OR MAINS, SERVICE PIPES AND ANY OTHER EQUIPMENT AS MAY BE NECESSARY OR CONVENIENT. SAID GRANT DATED APRIL 27, 1977 AND RECORDED MAY 5, 1977 AS DOCUMENT 23915106. IMPOSSIBLE TO DETERMINE IF IT AFFECTS OUR LAND; LEGAL IN GRANT IS LOT 3 OF ALBERT SCHORSCH SONS' CATHERINE COURTS TRACT NO. 1., SKETCH UNCLEAR.

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14. EASEMENT OVER THAT PORTION OF LOT 1 IN ALBERT SCHORSCH AND SONS' CATHERINE COURTS TRACT NO. 1.

(1) AS THEREIN DEFINED, IN FAVOR OF THE DOMINANT TENEMENT DESCRIBED AS LOT 5 IN ALBERT SCHORSCH AND SONS' CATHERINE COURTS TRACT NO. 1.

(2) FOR THE FOLLOWING PURPOSES:

(A) A PEDESTRIAN WAY, WALK AND AS A MEANS OF INGRESS AND EGRESS TO AND FROM THE DOMINANT TENEMENT;

(B) FOR THE PURPOSE OF EXCAVATING AND LAYING, BUILDING, CONSTRUCTING AND MAINTAINING FOOTINGS, PIERS, FOUNDATIONS AND WALLS ALONG AND UPON THE DOMINANT TENEMENTS, WHICH MAY EXTEND ONTO THE SERVIENT TENEMENT BY NO MORE THAN 12 INCHES AND;

(C) FOR THE PURPOSE OF CONSTRUCTING, USING, MAINTAINING, OPERATING, REPAIRING AND REPLACING CABLES, CONDUITS, SERVICE LINES, PIPES, TILES, CHAINS AND SEWER LINES AND OTHER CONNECTIONS WITH ELECTRICAL, GAS, SEWER, WATER AND OTHER UTILITIES SERVING THE BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE DOMINANT TENEMENT AND INCIDENTAL PURPOSES, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN OAK PARK TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 21, 1970 AND KNOWN AS TRUST NUMBER 6138, TO OAK PARK TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 5884, RECORDED APRIL 3, 1984 AS DOCUMENT 27030144. AS LOCATED AND LIMITED BY THE ALTA/ACSM SURVEY DATED APRIL 9, 2001, LAST REVISED MAY 1, 2001, PREPARED BY G. THOMAS GREEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2477.

15. TERMS AND CONDITIONS CONTAINED IN THE ELECTRIC FACILITIES AGREEMENT RECORDED MAY 22, 1972 AS DOCUMENT 21909764.

16. EASEMENT IN FAVOR OF COMCAST OF FLORIDA/ILLINOIS/MICHIGAN INC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, 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. 0610218102 AND RECORDED AS DOCUMENT 1007618071.