

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:
David L. Theyssen
Neal, Gerber & Eisenberg LLP
2 North LaSalle Street, Suite 1700
Chicago, IL 60602

Doc#: 1301626017 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/16/2013 09:18 AM Pg: 1 of 3

8470674888

NOTICE OF TERMINATION OF AGREEMENT

This Notice of Termination of Agreement ("Notice") is executed as of the 21st day of December, 2012 by SBC REO LLC, a Delaware limited liability company ("SBC"), having an address of c/o Summit Investment Management LLC, Senior Asset Manager, 1700 Lincoln Street, Suite 2150, Denver, Colorado 80210.

- A. Reference is made herein to that certain easement agreement entered into June 6, 1955, by and between Oak Park Trust and Savings Bank ("Bank") and Samuel E. Mittelman, as Trustee under the provisions of a Trust Agreement dated February 20, 1936 and known as Trust No. 215, which easement agreement was recorded as Document No. 16267002 with the Cook County Recorder of Deeds (the "Easement"). As used herein, "Property" shall mean the real property referenced in the Easement as being owned by the Bank.
- B. To its knowledge, SBC was the owner of the Property on December 21, 2012.
- C. On or about December 21, 2012, at the request of a contract purchase for the Property, SBC delivered an executed but undated copy of the letter attached hereto as Exhibit A into a closing escrow for the conveyance of the Property by SBC to said contract purchaser. SBC's understanding is that the party acquiring title to the Property at said closing desire to: (i) date and deliver said notice; and (ii) record a copy of this instrument in the Public Records of Cook County, Illinois to evidence the termination of the Easement.

This Notice has been signed as of December 21, 2012.

SBC REO LLC, a Delaware limited liability company

By: _____
Name: Glenn P. Cummins
Title: Treasurer

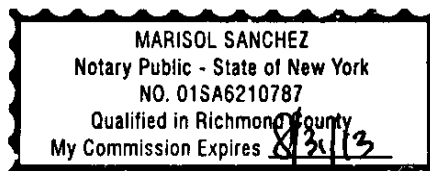
STATE OF New York)
) SS.
COUNTY OF New York)

The forgoing instrument was acknowledged before me this 21st day of December, 2012 by Glenn P. Cummins, as Treasurer of SBC REO LLC, a Delaware limited liability company, in said capacity, who is personally known to me or [] who has produced _____ as identification.

My Commission Expires: 8/31/13

Marisol Sanchez
Notary Public - State of New York

S Y
P 3
S N
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INT Y



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EXHIBIT A

See attached

December __, 2012

**VIA U.S. MAIL AND REGISTERED
MAIL RETURN RECEIPT**

Board of Managers, the Sanctuary
of Oak Park Condominium Association
c/o William Wagner, President
1033 Ontario Street
Oak Park, IL 60302

Managing Agent, the Sanctuary
of Oak Park Condominium Association
c/o Mastercare Building Services
41 Chicago Avenue
Oak Park, IL 60302
Attn: William T. Planek

Re: Agreement entered into June 6, 1955, by and between Oak Park Trust and Savings Bank and Samuel E. Mittelman, as Trustee under the provisions of a Trust Agreement dated February 20, 1936 and known as Trust No. 215, 150 Marion Street, Oak Park, IL (the "Property")

To Whom It May Concern:

This notice is being sent pursuant to that certain Agreement ("Agreement") entered into June 6, 1955, by and between Oak Park Trust and Savings Bank and Samuel E. Mittelman, as Trustee under the provisions of a Trust Agreement dated February 20, 1936 and known as Trust No. 215 (the "Beneficiary") relating to an easement for the purpose of transporting coal, a copy of which is attached hereto. Paragraph 3 of the Agreement provides that the Agreement may be terminated by the owner of the Property at any time provided notice is given to the Beneficiary of the Agreement. The undersigned is the current owner of the Property. Accordingly, please consider this notice that the Agreement is hereby terminated.

Very truly yours

SBC REO LLC, a Delaware limited liability company

By: 
Name: Glenn P. Cummins
Treasurer

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EXHIBIT A

LEGAL DESCRIPTION

Common Address: 1038-1044 Lake Street and 150 N. Marion, Oak Park, Illinois 60301

*Permanent Index Numbers: 16-07-120-036-0000; 16-07-120-037-0000;
16-07-120-040-0000; and 16-07-120-041-0000*

PARCEL 1:

LOT 2 IN THE MCPADI SUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2005 AS DOCUMENT NUMBER 0522745081, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 40 FEET OF THE SOUTH 210 FEET OF LOT 4 (NOT INCLUDING THE STREET) IN SAMUEL P. SKINNER'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 7 IN KOHN'S SUBDIVISION OF LOT 5 AND THE NORTH 310 FEET OF THE EAST 32.44 FEET OF LOT 6 IN SKINNER'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 67.3 FEET OF LOT 4 AND THE WEST 47.87 FEET OF LOT 3 IN BLOCK 8 IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SAID SECTION 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 39 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE THEREOF 36.79 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST 130.12 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST 5.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST 45.73 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 38 SECONDS EAST 31.80 FEET TO THE EAST LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE 176.04 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 AS CREATED BY THE EASEMENT AGREEMENT RECORDED APRIL 26, 2005 AS DOCUMENT NUMBER 0511635598 FOR PEDESTRIAN INGRESS AND EGRESS, SIDEWALK AND MAINTENANCE, AND THE USE OF LOBBIES LOCATED ON A PORTION OF LOT 7 AS DEPICTED ON 'B' ATTACHED THERETO.