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Prepared by:

Doc#: 1305934045 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 11:12 AM Pg: 1 of 4

AGREEMENT ESTABLISHING PARTY WALL - GENERAL FORM

STATE OF ILLINOIS)
) : §§
COUNTY OF COOK)

Agreement made on February 18, 2013, between John & Cynthia Landreth, of 61 West Burton Place, Chicago, Cook County, Illinois, and Christopher Pearse, of 59 West Burton Place, Chicago, Cook County, Illinois.

RECITALS

- A. John & Cynthia Landreth are the owners of the premises at 61 West Burton Place, Chicago, Cook County, Illinois; more fully described as (see attached legal description of property) and referred to below as Lot A.
- B. Christopher Pearse is the owner of the premises at 59 West Burton Place, Chicago, Cook County, Illinois; more fully described as (see attached legal description of property), immediately adjoining lot A to the East and referred to below as Lot B.
- C. A masonry house is located on Lot A, and a masonry house is located on Lot B.
- D. The east wall of the building located on Lot A and the west wall of the building located on Lot B form a common wall and boundary between Lots A and B.
- E. The parties desire to settle all questions relating to the ownership and use of the common wall and all differences between them relating to that boundary. For the reasons set forth above, and in consideration of the mutual covenants and promises set forth in this agreement, the parties agree as follows:

SECTION ONE
PARTY WALL DECLARATION

The wall shall be a party wall, and the parties shall have the right to use it jointly.

SECTION TWO
REPAIRING OR REBUILDING

If it becomes necessary to repair or rebuild the whole or any part of the wall, the repairing or rebuilding expense shall be borne equally by the parties, or by their heirs and assigns who shall at the time of the repair or rebuilding be using it. Any repairing or rebuilding of the wall shall be on the same location, and of the same size, as the original wall or part of the original wall, and of the same or similar material of the same quality as that used in the original wall or part of the original wall.

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SECTION THREE ARBITRATION

Any controversy that may arise between the parties with respect to the necessity for, or cost of, repairs or with respect to any other rights or liabilities of the parties under this agreement shall be submitted to the decision of three arbitrators, one to be chosen by each of the parties to this agreement and the third by the two so chosen. The award of a majority of the arbitrators shall be final and conclusive on the parties.

SECTION FOUR BINDING EFFECT

The benefits and obligations of the covenants in this agreement shall run with the land described above so long as the wall or any extension of the wall continues to exist, and shall bind the respective parties to this agreement, their heirs, legal representatives, and assigns.

In witness whereof, the parties have executed this agreement at Chicago, Ill (designate place of execution) the day and year first above written.

[Signature]
Signatures

Signatures

Subscribed and sworn to before me this 19th day of February 2013

Marcelita L Lee
Notary Public
My commission expires: 3/19/2015

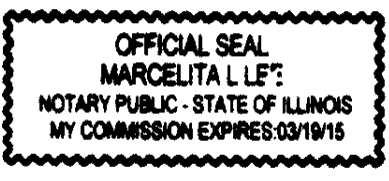


John Chandross
Signatures

John A. Chandross
Signatures

Subscribed and sworn to before me this 19th day of February 2013

Marcelita L Lee
Notary Public
My commission expires: 3/19/2015



Lot A

UNOFFICIAL COPY

Legal Description

of premises commonly known as 61 W. Burton, Chicago, Illinois 60610

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN THE SUBDIVISION OF LOTS 43, 46 AND 47 IN BURTON'S SUBDIVISION OF BLOCK 14 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE 2 FOOT PRIVATE ALLEY NORTH AND ABUTTING LOT 42 IN BURTON'S SUBDIVISION OF THE NORTH PART OF LOT 14 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE SOUTHWARD EXTENSION OF THE EAST LINE AND LYING EAST OF THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOT 4 IN THE SUBDIVISION OF LOTS 43, 46 AND 47 IN BURTON'S SUBDIVISION OF LOT 14 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

A PARCEL OF LAND IN LOT 6 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND LYING NORTH OF A LINE ACROSS SAID LOT 6, DESCRIBED AS FOLLOWS:

THE EAST END OF THE AFOREMENTIONED LINE BEING 25 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6 AND 431.435 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6 AND 431.435 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 IN SAID CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, AND THE WEST END OF THE AFOREMENTIONED LINE BEING 100.26 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6 AND 431.31 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8 SAID PARCEL OF LAND LYING WEST OF THE SOUTHWARD EXTENSION THE EAST LINE, AND LYING EAST OF THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOT 4 IN THE SUBDIVISION OF LOTS 43, 46 AND 47 IN BURTON'S SUBDIVISION OF LOT 14 IN SAID BRONSON'S ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS

PW: 17-04-209-004-0000

17-04-209-036-0000

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

Scott Sender
(Name)

15601 S. Cicero, #101
(Address)

Oak Forest, Illinois 60452
(City, State and Zip)

Warren S. Radler & Leontine V.L. Radler
(Name)

61 W. Burton
(Address)

Chicago, Illinois 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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Lot B

FARCEL 1: Lot 5 in the Subdivision of Sub-lots 43, 46 and 47 in Burton's Subdivision of Block 14 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

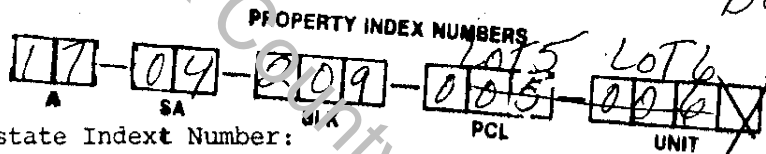
FARCEL 2: A Parcel of land in Lot 6 of Chicago Land Clearance Commission number 3, being a consolidation of lots and parts of lots and vacated alleys in Bronsons' Addition to Chicago and certain resubdivisions all in the northeast quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel of land lying north of a line across said Lot 6 described as follows:

88132381

The East end of the aforementioned line bearing ~~S88°13'23" E~~ ^{S86°13'23" E} south of the Northeast corner of said Lot 6 and 431.435 feet north of the south east corner of Lot 8 in said Chicago Land Clearance Commission Number 3 and the west end of the aforementioned line being 100.24 feet south of the northwest corner of said Lot 6 and 431.31 feet north of the southwest corner of said Lot 8, said Parcel of land lying west of the southward extension of the east line and lying east of the southward extension of the west line of Lot 5 in the subdivision of sub-lots 43, 46 and 47 in Burton's Subdivision of Lot 14 in said Bronson's Addition to Chicago all in Cook County, Illinois.

FARCEL 3: The three foot private alley south and abutting said Lot 5, in the subdivision of sub-lots 43, 46 and 47 in Burton's Subdivision aforesaid, in Cook County, Illinois.

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S1165389



Permanent Real Estate Index Number:

Address of Property: 59 West Burton Place, Chicago, Illinois 60610

PIP: 17-04-209-005-0000
17-04-209-037-0000

together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said LAKE SHORE NATIONAL BANK, as ^{Mortgagee} trustee as aforesaid, has caused these presents to be signed in its name by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this.....

LAKE SHORE NATIONAL BANK,

as ~~Trustee as aforesaid,~~

By M. L. Bartlett
Vice-President.

Attest.....
Assistant Secretary.

INSTRUMENT PREPARED
BY: M.L. BARTLETT, VP

LAKE SHORE NATIONAL BANK
605 NORTH MICHIGAN AVE.
CHICAGO, ILLINOIS 60611-3199