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Doc#: 1311919034 Fee: \$50.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 11:17 AM Pg: 1 of 7

John Talbott
Talbot and Associates
6819 Elm Street, Suite 3
McClellan, VA 22101

PARKING LOT MAINTENANCE, SHARED SPACES, & ACCESS AGREEMENT

THIS AGREEMENT for parking lot maintenance, shared spaces, and access is Made this April 1 day of April, 2013 by and between Elm Ventures, LLC, an Illinois limited liability company having an address at 2850 S. Michigan Ave., Chicago, IL 60616 ("Elm Ventures, LLC") which owns the property located at 6250 S. Harper Ave. CHI IL 60637 ("6250 S. Harper Apartments") by its Manager, Elzie L. Higginbottom and the Woodlawn Community Development Corporation, an Illinois not for profit corporation, which owns the property located at 1500-1528 E. 63rd St., CHI IL, 60637 (the "Commercial Property") ("WCDC") by its President, Rev. Dr. Leon D. Finney.

WHEREAS, Elm Ventures LLC sold the Commercial Property to WCDC which is adjacent to the South of the Project on or prior to February 14, 2013, and there remain some issues which need to be resolved by the parties and implemented in a cooperative manner by their respective managing agents or if necessary by the ownership entities.

WHEREAS, the 6250 S. Harper Apartments, an 18 story, 205 unit structure, 156,060 square foot building, has parking spaces along its northern, western and southern exposures, FHA Project No. 071-11308, ("Project"), and has parking in a portion of the area south of the Project which is adjacent to Commercial Property parking directly South of, and without current demarcation from the Project parking. In this area there are 46 Project spaces along both sides of a horizontal lane to S. Harper Ave. and the next parking lane south has 19 Commercial Property spaces along with 8 spaces along the west wall of the Commercial Property. In this area there are a total of 73 spaces: 46 Project spaces or 63%, and 27 Commercial Property spaces or 37%, which percentages would be used to share cost of common maintenance as agreed upon by the respective parties. The tenants and guests of both the Project and the Commercial Property have parked wherever convenient within the whole range of parking available. The parties desire that there be a common maintenance schedule for repaving, striping, repairs, best practice cleaning, additions of materials such as signs, concrete bumpers or other items,

* legally described in Exhibit A attached hereto.
** legally described in Exhibit B attached hereto.

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landscaping and other matters of maintenance of the area, with such costs apportioned according to such percentages or on such other basis as the parties agree upon.

WHEREAS, there are two access points for the described parking (1) the vacated Blackstone Ave. which is a paved driveway west of the Commercial Property, from E. 63rd Street, and (2) on the east a concrete driveway at S. Park Shore East, which is also S. Harper Ave. This concrete driveway and curb is about 10-12 wide and is located on the Project property about 6-8 feet north of the property line of the Commercial Property.

WHEREAS, it is the intention of Elm Ventures, LLC and WCDC to work cooperatively to maintain and utilize shared parking for their respective needs until such time as the ownership of the Commercial Property or its use changes in a redevelopment plan for such site, or until Elm Ventures, LLC determines that its Landscaping and parking lot maintenance must be secured with gates or fencing, which at this time is not contemplated. In such event upon written notice of one party to the other, upon ninety (90) days from receipt thereof, this document shall become null and void.

NOW, THEREFORE, the parties hereby agree to the following:

1. A common maintenance and improvement schedule will be developed by the management of the Project and the Commercial Property for the maintaining and operating of a first class parking surface area for their tenants and guests, and that such costs for the combined common costs shall be shared on the basis of 63% for the Project and 37% for the Commercial Property.
2. No unreasonable restrictions shall be placed on tenants or guests of the Commercial Property or of the Project within entire parking spaces available in the parking areas of the Project or the Commercial Property.
3. No physical or economic restriction will be placed on the tenants and guests of the Commercial Property for their entrance and exit from the adjacent S. Harper Ave. concrete driveway, which is Project property.
4. Upon the termination of this Agreement for any reason, the parking spaces within the legal description of the Project and Commercial Property shall revert in use solely to the respective premises, and the parties agree to cooperate in the execution of any and all documents that might be required to be and remain in compliance with any zoning or planned unit development requirements.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement as of the date first written above.

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6250 S. Harper Ave. Apartments
Parking Lot Maintenance, Shared Spaces, and Access Agreement
Signature Page

Elm Ventures, LLC, an Illinois limited liability company

By: *Elzie L. Higginbottom*
Elzie L. Higginbottom
Manager

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, *MARGO ALEXANDER*, a Notary Public in and for the State of Illinois, do hereby certify that Elzie L. Higginbottom, personally known to me as Manager of Elm Ventures, LLC and known to me to be the same person whose name is subscribed to the foregoing instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *26* day of April, 2013.

Margo Alexander
Notary Public

My Commission Expires:



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6250 S. Harper Ave. Apartments
Parking Lot Maintenance, Shared Spaces, and Access Agreement
Signature Page

Woodlaw Community Development Corporation,
An Illinois not for profit corporation

By: _____

Rev. Leon D. Finney
Its President

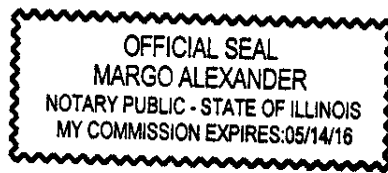
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, MARGO Alexander a Notary Public in and for
the State of Illinois, do hereby certify that Leon D. Finney, personally known to me to
be the same person whose name is subscribed to the foregoing instrument as his
own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of April, 2013.

Margo Alexander
Notary Public

My Commission Expires:



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EXHIBIT A

***THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND, LYING NORTH OF A LINE DRAWN 155.24 FEET NORTH OF THE NORTH LINE OF EAST 63RD STREET, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF LOT 15 AND LOT 16 IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY:

A TRACT OF LAND COMPRISING ALL OR A PART OF THE FOLLOWING DESCRIBED LOTS, ALLEYS AND STREETS, TO WIT:

LOTS 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24 AND 25 IN BLOCK 3 IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY,

ALSO

LOTS 1, 2 AND 5 TOGETHER WITH THE ADJOINING EAST-WEST AND NORTH-SOUTH VACATED ALLEYS, ALL AS LAID OUT IN THE RESUBDIVISION OF LOTS 7 TO 10 AND 21 TO 23, INCLUSIVE, AND PART OF LOTS 11 AND 20 LYING NORTH OF A LINE DRAWN 248.17 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, IN BLOCK 3 IN "PARKVIEW" AFORESAID,

continued

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continued

ALSO

PART OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE LYING NORTH OF AND ADJOINING THE NORTH LINE OF EAST 63RD STREET, EXTENDED WEST,

THE AFORESAID TRACT OF LAND, BEING A PART OF THE ABOVE MENTIONED PROPERTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 63RD STREET (BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AFORESAID) WITH THE WEST LINE OF SOUTH HARPER AVENUE; THENCE NORTH, ALONG THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 492 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 263 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 62 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 93 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 215 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 144.60 FEET TO THE WEST LINE OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE, A DISTANCE OF 215 FEET TO THE NORTH LINE OF EAST 63RD STREET EXTENDED WEST; THENCE EAST, ALONG THE NORTH LINE OF EAST 63RD STREET AND ITS WESTERLY EXTENSION, A DISTANCE OF 314.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.***

PPN: 20-14-418-023, 20-14-418-026 and 20-14-418-027

COMMON ADDRESS: 6250 S. Harper Avenue
Chicago, Illinois

Clerk's Office

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EXHIBIT B

LEGAL DESCRIPTION OF SOUTH PARCEL

***THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND, LYING SOUTH OF A LINE DRAWN 155.24 FEET NORTH OF THE NORTH LINE OF EAST 63RD STREET, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF LOT 15 AND LOT 16 IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY:

A TRACT OF LAND COMPRISING ALL OR A PART OF THE FOLLOWING DESCRIBED LOTS, ALLEYS AND STREETS, TO WIT:

LOTS 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24 AND 25 IN BLOCK 3 IN "PARKVIEW", BEING A SUBDIVISION MADE BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THE SOUTH 20 ACRES OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY,

ALSO

LOTS 1, 2 AND 5 TOGETHER WITH THE ADJOINING EAST-WEST AND NORTH-SOUTH VACATED ALLEYS, ALL AS LAID OUT IN THE RESUBDIVISION OF LOTS 7 TO 10 AND 21 TO 23, INCLUSIVE, AND PART OF LOTS 11 AND 20 LYING NORTH OF A LINE DRAWN 245.17 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, IN BLOCK 3 IN "PARKVIEW" AFORESAID,

ALSO

PART OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE LYING NORTH OF AND ADJOINING THE NORTH LINE OF EAST 63RD STREET, EXTENDED WEST,

THE AFORESAID TRACT OF LAND, BEING A PART OF THE ABOVE MENTIONED PROPERTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 63RD STREET (BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AFORESAID) WITH THE WEST LINE OF SOUTH HARPER AVENUE, THENCE NORTH, ALONG THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 492 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 263 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 62 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 93 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SOUTH HARPER AVENUE, A DISTANCE OF 215 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF EAST 63RD STREET, A DISTANCE OF 144.60 FEET TO THE WEST LINE OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14.50 FEET OF VACATED SOUTH BLACKSTONE AVENUE, A DISTANCE OF 215 FEET TO THE NORTH LINE OF EAST 63RD STREET EXTENDED WEST; THENCE EAST, ALONG THE NORTH LINE OF EAST 63RD STREET AND ITS WESTERLY EXTENSION, A DISTANCE OF 314.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ***

PERMANENT REAL ESTATE INDEX NO. 20-14-418-027, vol. 256

Affects: Part of subject premises and other property

PERMANENT REAL ESTATE INDEX NO. 20-14-418-028, vol. 256

Affects: Part of subject premises

Property Address: 1500-28 East 63rd Street, Chicago, Illinois