

UNOFFICIAL COPY



Doc#: 1423413017 Fee: \$56.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2014 08:34 AM Pg: 1 of 10

THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO:

Eric P. Sparks, Esq.
Gould & Ratner LLP
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60601

I hereby certify that the document to which this
certification is affixed is a true copy.

Date **DOROTHY BROWN** **AUG 20 2014**

Dorothy Brown
Clerk of the Circuit Court
of Cook County, Ill.



This space reserved for Recorder's use only.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION

FIRST AMERICAN BANK, TRUSTEE U/T/A)
DATED APRIL 6, 2009, AND KNOWN AS)
TRUST NO. 1-09-111,)

Plaintiff,)

v.)

Case No. 2013 CH 03719)

EAST-WEST UNIVERSITY INC.,)
a Wisconsin Not-For-Profit Corporation,)

Defendant.)

ORDER OF JUDGMENT DECLARING EASEMENTS

Plaintiff, First American Bank, as Trustee u/t/a/ dated April 6, 2009, and known as Trust
No. 1-09-111 ("Plaintiff"), coming before the Court upon its Motion for Default Judgment, the
Court finding due notice having been given to all the parties entitled to such notice, having
being duly and fully advised in the premises,

FINDS:

UNOFFICIAL COPY

1. Defendant East-West University Inc. ("Defendant") is in default for failing to plead in response to the Complaint.
2. Defendant by default has admitted the allegations set forth in the Complaint.
3. The allegations of the Complaint have been duly supported by Affidavit of John Olsen and the instruments of record attached to the Complaint and to said Affidavit.
4. The Court finds that Judgment should be entered in favor of the Plaintiff and against the Defendant.

IT IS THEREFORE ORDERED:

A. This Court declares that Plaintiff (and its successors in title) is entitled to perpetual easements for vehicular and pedestrian access across the real property owned by East-West University Inc. and more fully described in Exhibit A attached hereto and to benefit the real property owned by Plaintiff and more fully described in Exhibit B attached hereto.

B. The first easement hereby declared by the Court is: granting to the owner of the Plaintiff's parcel and its successors and assigns, as an easement appurtenant to the Plaintiff's Parcel, a non-exclusive, irrevocable and perpetual easement for ingress and egress over, upon and across those portions of the Defendant's Parcel legally described and shown on Exhibit C attached hereto (the "East 9th Street Access Easement"), with an upper height limit of twenty-five (25) feet above grade (surface) level, to provide access for motor vehicle and pedestrian traffic to and from the Plaintiff's Parcel from and to the public roadway commonly known as East 9th Street. The owner of the Plaintiff's Parcel's right to use the north 134.15 feet of the East 9th Street Access Easement (the "Existing Easement") is subject to the concurrent use by the grantee under that certain Declaration and Grant of Easement dated January 13, 1989 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 89021479.

UNOFFICIAL COPY

This easement shall run with the Defendant's Parcel and the Plaintiff's Parcel and shall be binding upon and inure to the benefit of the Defendant and its successors and assigns as well as the Plaintiff and its successors and assigns.

A survey describing the easement is attached hereto as Exhibit C.

C. The second easement hereby declared by the Court is: granting to the owner of the Plaintiff's parcel and its successors and assigns, as an easement appurtenant to the Plaintiff's Parcel, a non-exclusive, irrevocable and perpetual easement for ingress and egress over, upon and across those portions of the Defendant's Parcel legally described and shown on Exhibit D attached hereto (the "Wabash Avenue Access Easement"), with an upper height limit of twenty-five (25) feet above grade (surface) level, to provide access for motor vehicle and pedestrian traffic to and from the Plaintiff's Parcel from and to the public roadway commonly known as Wabash Avenue. The owner of the Plaintiff's Parcel's right to use the easement is subject to the concurrent use by the grantee under that certain Amendment of Easement dated November 30, 2000 and recorded on February 13, 2001 in the Office of the Cook County Recorder of Deeds as Document No. 0010116948.

This easement shall run with the Defendant's Parcel and the Plaintiff's Parcel and shall be binding upon and inure to the benefit of the Defendant and its successors and assigns as well as the Plaintiff and its successors and assigns.

A survey describing the easement is attached hereto as Exhibit D.

D. This Order of Judgment or a Memorandum of Judgment may be recorded with the Office of the Cook County Recorder of Deeds setting forth the easements declared herein, ⁽⁷⁾ after seven days.


E. That a copy of this Order shall be sent to the Defendant's attorney of record via United States First Class Mail, postage prepaid, within seven (7) days of the date of this Order.

UNOFFICIAL COPY

ENTERED
JUDGE FRANKLIN ULYSSES VALDERAMA-1968

Dated: **AUG 14 2014**

Enter: **DOROTHY BROWN**
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

JUDGE 

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF DEFENDANT'S PARCEL

THAT PART OF THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THEREFROM, LOT 1; LOT 4 EXCEPT THE SOUTH 1/3 THEREOF; THE EAST 60.00 FEET OF LOT 2; THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF, AND EXCEPTING THEREFROM A STRIP OF LAND, 1.33 FEET WIDE NORTH OF AND ADJOINING LOT 10 IN C.L. HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF SAID BLOCK 20), LYING WEST OF THE WEST LINE OF THE EAST 60.00 FEET OF LOTS 2 AND 3 AFORESAID, AND ITS SOUTHERLY EXTENSION, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Known as _____ South Wabash Avenue

Permanent Tax Index Numbers: 17-15-307-005 and 17-15-307-006

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF PLAINTIFF'S PARCEL

THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THEREFROM, LOT 1; LOT 4 EXCEPT THE SOUTH 1/3 THEREOF; THE EAST 60.00 FEET OF LOT 2; THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF, AND EXCEPTING THEREFROM A STRIP OF LAND, 1.33 FEET WIDE NORTH OF AND ADJOINING LOT 10 IN C.L. HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF SAID BLOCK 20), LYING EAST OF THE WEST LINE OF THE EAST 60.00 FEET OF LOTS 2 AND 3 AFORESAID, AND ITS SOUTHERLY EXTENSION, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Known as 1000 South Michigan Avenue

Permanent Tax Index Numbers: 17-15-307-001
17-15-307-002
17-15-307-023
17-15-307-024
17-15-307-025
17-15-307-016
17-15-307-017
17-15-307-018

UNOFFICIAL COPY

EXHIBIT C

LEGAL DESCRIPTION AND DEPICTION OF EAST 9TH STREET ACCESS EASEMENT

[To be Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

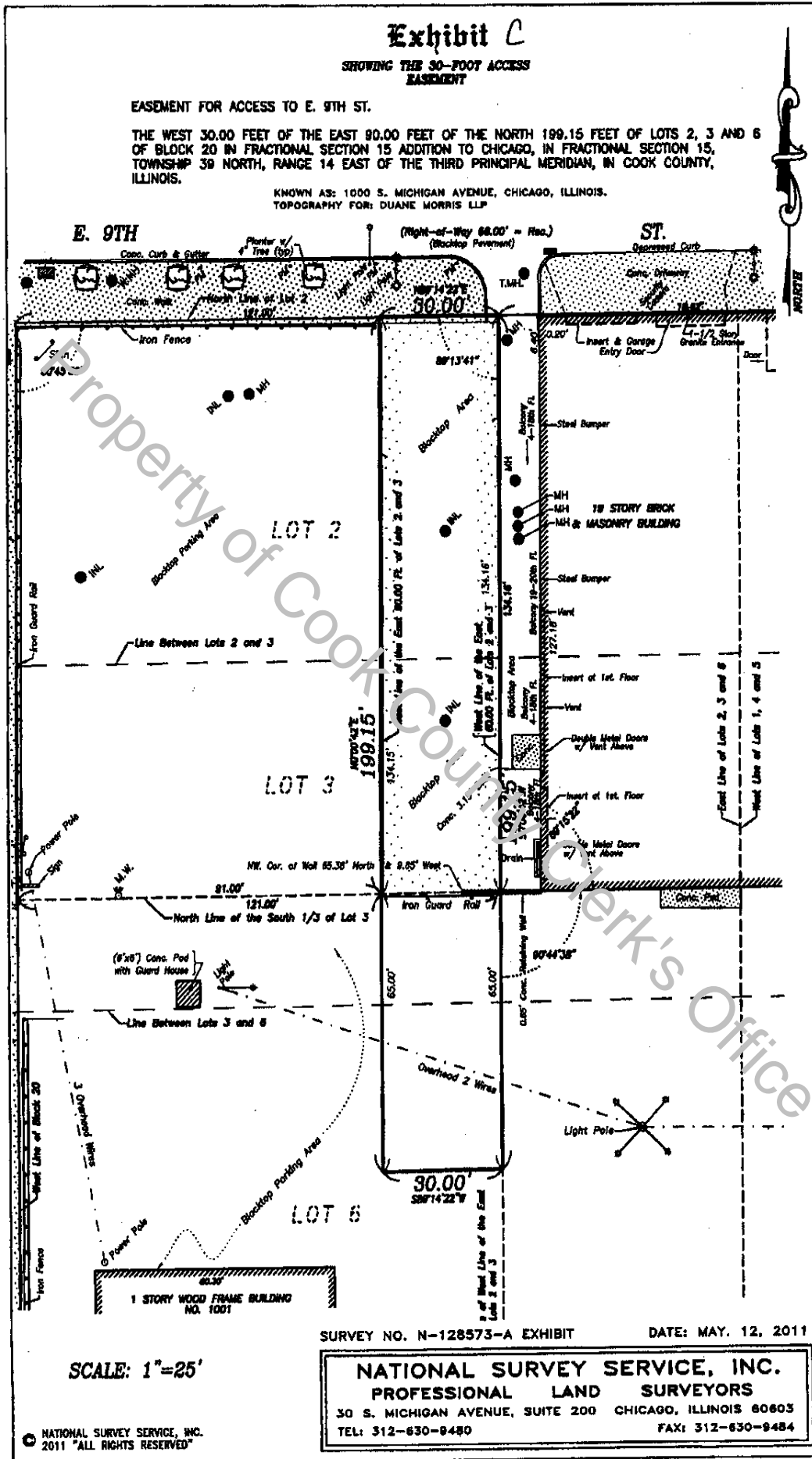
Exhibit C

SHOWING THE 30-FOOT ACCESS EASEMENT

EASEMENT FOR ACCESS TO E. 9TH ST.

THE WEST 30.00 FEET OF THE EAST 90.00 FEET OF THE NORTH 199.15 FEET OF LOTS 2, 3 AND 6 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1000 S. MICHIGAN AVENUE, CHICAGO, ILLINOIS.
TOPOGRAPHY FOR: DUANE MORRIS LLP



SURVEY NO. N-128573-A EXHIBIT

DATE: MAY, 12, 2011

SCALE: 1"=25'

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
 30 S. MICHIGAN AVENUE, SUITE 200 CHICAGO, ILLINOIS 60603
 TEL: 312-630-9480 FAX: 312-630-9484

© NATIONAL SURVEY SERVICE, INC. 2011 "ALL RIGHTS RESERVED"

UNOFFICIAL COPY

EXHIBIT D

LEGAL DESCRIPTION AND DEPICTION OF WABASH AVENUE ACCESS EASEMENT

[To be Attached]

4848-6089-3980, v. 2

Property of Cook County Clerk's Office

UNOFFICIAL COPY

