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Attachment One

PREPARED BY:

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Doc#: 1505544095 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 03:27 PM Pg: 1 of 9

AMENDMENT TO EXISTING CROSS EASEMENT

THIS AGREEMENT amends, continues and clarifies an existing cross easement agreement between the 537-545 West Roscoe Condominium Association, as party of the first part, owners of Parcel One, whose common address is 537-545 West Roscoe, Chicago, legally described as set forth in Exhibit B, PIN 14-21-310-073-1001 TO 1026 (hereinafter "545 Owners") and Buckingham Development Group LLC, as party of the second part and owners of Parcel Two, whose common address is 549 West Roscoe, Chicago, legally described as set forth in Exhibit C, PIN 14-21-310-005-0000 (hereinafter "549 Owners") as follows:

WHEREAS, the 545 Owners and the 549 Owners are successors to the owners of the same Parcels One and Two who agreed to grant one another cross easements to share a driveway ("Shared Driveway") to afford each other access to the rear of their respective properties; and,

WHEREAS, that agreement was memorialized in a document recorded by the Cook County Recorder of Deeds dated July 7, 1893 (a copy of which is attached as Exhibit A); and,

WHEREAS, the 549 Owners are rebuilding their property; and,

WHEREAS, the parties want to continue the mutual cross easement but clarify and amend certain limited provisions:

NOW THEREFORE, the parties agree as follows:

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1. The 549 Owners shall do whatever reconstruction work to the Shared Driveway they deem necessary as a part of their rebuilding of their property at their sole cost and expense.

2. The parties shall each do such day-to-day maintenance, including but not limited to sweeping and snow removal, etc., as may be necessary to maintain their respective portions of the Shared Driveway.

3. Upon completion of the proposed development of the premises pursuant to the plans prepared by Hanna Architects, any and all future reconstruction, with respect to the Shared Driveway, will not be done without the mutual agreement of both the 545 Owners and the 549 Owners.


4. All other terms and conditions of the Easement Agreement recorded July 7, 1893 which are not specifically addressed herein above, shall remain in full force and effect.

5. This Amended Easement, and all agreements set forth herein, shall be deemed null and void, automatically without demand, should the 549 Owners fail to complete, or otherwise be prevented from completing development of the 549 Premises.

IN WITNESSETH HEREOF, the parties have signed.


Owners of Parcel One

537-545 West Roscoe Condominium Assoc.

By: 
Its President *HELENE PAULSON*

Owners of Parcel Two

Buckingham Development Group LLC

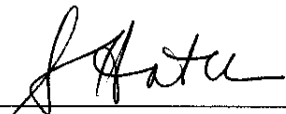
By: 
Christopher DeLeeuw, Member

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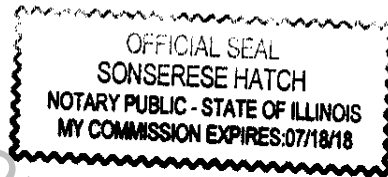
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Helene Paulson is known to me to be same person whose name is subscribed to me this day in person and acknowledges that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18 day of ^{February, 2015}~~October, 2014~~.



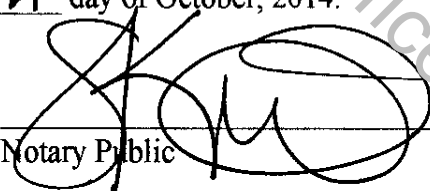
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher DeLeeuw is known to me to be same person whose name is subscribed to me this day in person and acknowledges that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24th day of October, 2014.



Notary Public



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Exhibit A

Easement Agreement Recorded 7/7/1893

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representatives shall convey all of said premises remaining unsold to the said grantor or his heirs or assigns, upon receiving his reasonable charges therefor. In case of the death, resignation, removal from said Cook County, or other inability to act of said grantee Hubert W. Butler, then W. J. Underwood of said Cook County is hereby appointed and made successor in trust here in, with like power and authority, as is hereby vested in said grantee. It is agreed that said grantee shall pay all costs and attorneys fees incurred or paid by said grantee or the holder or holders of said notes in any suit in which either of them may be plaintiff or defendant, my reason of being a party to this trust deed, or a holder of said notes and that the same shall be a lien on said premises, and may be included in any decree ordering the sale of said premises and taken out of the proceeds of any sale thereof.

Witness the hand and seal of the said grantor this seventh day of July A.D. 1892
 Frank H. Underwood

State of Illinois }
 Cook County }

I, Bertrude Cryster, in and for said County, in the State aforesaid, do hereby certify that Frank H. Underwood known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead given under said bond and

Witness my hand and seal this seventh day of July A.D. 1892.
 Bertrude Cryster
 Notary Public
 Chicago, Cook, Ill.

17-92

13/66 1897496

Filed for Record July 7. A. D. 1892. at N. A. Ill.
 Daniel B. Chase
 Recorder

STARTS HERE.

This agreement made this sixth day of July A. D. 1892 by and between Samuel W. Le Deall, party of the first part, and Laura B. Smith, party of the second part, witnesseth: Whereas the said Le Deall is the owner in fee of the certain piece of land described as the East half of the same G. and lot

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lot (10) in R. Schlosser's Lake Shore subdivision, being a re-subdivision of Wallbaum's subdivision of lot 22 in fire 900, a subdivision of Fractional Section twenty one (21), township forty (40) North Range fourteen (14) East of the third principal meridian, in Cook County, Illinois, and the said Smith is the owner in fee of the certain piece of land immediately west of and adjoining the above mentioned land of said L. Deall, described as lot eight (8) and the west half of lot nine (9) in said Schlosser's Lake Shore subdivision, (reference being had to the plat of said Lake Shore subdivision, recorded in the Recorder's Office of said Cook County in book 7 of plate at page 39.)

And whereas the said parties are mutually desirous of laying out and constructing a drive way to be used by them in common for the purpose of affording access to the rear of their respective premises from Nevada Street, one half of which drive way shall be upon the land of said L. Deall, and the other half upon the land of said Smith.

Now therefore it is mutually agreed by the said parties that the said L. Deall shall lay out and construct such drive way, the same to extend from the south curb of Nevada Street southerly, a distance of one hundred and fifty (150) feet, with a uniform width of eight (8) feet, the center line of said drive way being the line of division between the east and west halves of lot nine (9) aforesaid.

And the said Smith, in consideration of the premises, agrees to pay to said L. Deall when said drive way shall be completed, one half of the actual cost price thereof.

It is mutually agreed that the strip of ground over and upon which said drive way is to be constructed as here in before specified, shall be kept wholly free from building and obstructions of all kinds and shall be reserved, used and enjoyed by the occupants of said premises, respectively, in common, for the purposes of a private way and for the purpose of affording light and air to the said premises and for no other use or purpose whatever.

It is further mutually covenanted and agreed that this agreement shall be perpetual and be obligatory upon the heirs and assigns of the said parties respectively, and in all cases and in all occasions shall be construed as a covenant running with the land.

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In Witness whereof the said parties have hereunto set their hands and seals the day and year first above written

Samuel C. Edsall *Eds*
Laura B. Smith *Eds*

State of Illinois } s.s.
County of Cook }

I, James B. Keogh, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Samuel C. Edsall and Laura B. Smith who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial

seal this 7th day of July 1893.

James B. Keogh
Notary Public
Cook County, Ill.

James B. Keogh
Notary Public

7-19-93

Filed for Record, July 7, 1893, at 1. P. M.
Sam'l. P. Chase
Recorder.

This Instrument Witnesseth, that the Grantor, Adelaide Spright, Spinster, of the City of Chicago, in the County of Cook, and State of Illinois for and in consideration of the sum of two hundred and twenty (\$200.00) dollars in hand paid, lawful and Warrants to Fremont B. Smith of Rock Island County of Iowa, and State of Illinois, the following described Real Estate, to wit:

Lot number sixteen (16) and seventeen (17), in block twelve (12), in Lots 15-9th Street Addition to Harney, being a Re-subdivision of lot three (3), block two (2), lot three (3), and four (4) block three (3), lot three (3) and four (4) block four (4), block five (5), six (6), seven (7), eight (8), nine (9), lot one (1), three (3), and four (4), block ten (10), blocks eleven (11) twelve (12), fourteen (14), fifteen (15), and sixteen (16), lot two (2), block seventeen (17), lot two (2) block eighteen (18), block nineteen (19) and lot two (2) block twenty (20) in Adelaide Spright's subdivision of part of the northwest 1/4 of section 19, township 36 north, 14 south of the 3rd Principal Meridian, being bounded by the Vincennes Road, except the south 1/2 of same, situated in the County of Cook, in the State of Illinois.

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Exhibit B

Legal Description 537-545 West Roscoe

The following Units in the 537-545 West Roscoe Condominium, as delineated on a survey of the following described real estate: The East half of Lot 9 and all of Lots 10, 11 and 12 in R. Schloesser's Lake Shore Subdivision, being a Resubdivision of Wallbaum's Subdivision of Lot 23 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as document number 90367045, as amended from time to time, together with their respective undivided percentage interests in the common elements in Cook County, Illinois.

<u>UNIT</u>	<u>P.I.N.</u>	<u>STREET ADDRESS</u>
537-1	14-21-310-073-1001	537 W Roscoe St., #537-1, Chicago, IL 60657
537-2	14-21-310-073-1002	537 W Roscoe St., #537-2, Chicago, IL 60657
537-3	14-21-310-073-1003	537 W Roscoe St., #537-3, Chicago, IL 60657
539-1N	14-21-310-073-1004	139 W Roscoe St., #539-1N, Chicago, IL 60657
539-1S	14-21-310-073-1005	539 W Roscoe St., #539-1S, Chicago, IL 60657
539-2N	14-21-310-073-1006	539 W Roscoe St., #539-2N, Chicago, IL 60657
539-2S	14-21-310-073-1007	539 W Roscoe St., #539-2S, Chicago, IL 60657
539-3N	14-21-310-073-1008	539 W Roscoe St., #539-3N, Chicago, IL 60657
539-2S	14-21-310-073-1009	539 W Roscoe St., #539-2S, Chicago, IL 60657
541-1E	14-21-310-073-1010	541 W Roscoe St., #541-1E, Chicago, IL 60657
541-1W	14-21-310-073-1011	541 W Roscoe St., #541-1W, Chicago, IL 60657
541-2E	14-21-310-073-1012	541 W Roscoe St., #541-2E, Chicago, IL 60657
541-2W	14-21-310-073-1013	541 W Roscoe St., #541-2W, Chicago, IL 60657
541-3E	14-21-310-073-1014	541 W Roscoe St., #541-3E, Chicago, IL 60657
541-3W	14-21-310-073-1015	541 W Roscoe St., #541-3W, Chicago, IL 60657
543-1N	14-21-310-073-1016	543 W Roscoe St., #543-1N, Chicago, IL 60657
543-1S	14-21-310-073-1017	543 W Roscoe St., #543-1S, Chicago, IL 60657
543-2N	14-21-310-073-1018	543 W Roscoe St., #543-2N, Chicago, IL 60657
543-2S	14-21-310-073-1019	543 W Roscoe St., #543-2S, Chicago, IL 60657
543-3N	14-21-310-073-1020	543 W Roscoe St., #543-3N, Chicago, IL 60657
543-3S	14-21-310-073-1021	543 W Roscoe St., #543-3S, Chicago, IL 60657
545-1	14-21-310-073-1022	545 W Roscoe St., #545-1, Chicago, IL 60657
545-2	14-21-310-073-1023	545 W Roscoe St., #545-2, Chicago, IL 60657
545-3	14-21-310-073-1024	545 W Roscoe St., #545-3, Chicago, IL 60657
539-G	14-21-310-073-1025	539 W Roscoe St., #539-G, Chicago, IL 60657
543-G	14-21-310-073-1026	543 W Roscoe St., #543-G, Chicago, IL 60657

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Exhibit C

Legal Description 549 West Roscoe

Lot 8 and the West ½ of Lot 9 in R. Schlosser's Lake Shore Subdivision, a Resubdivision of Wahlbaum's Subdivision of Lot 23 of Pine Grove Subdivision, a Subdivision in Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the Third Principal Meridian, in Cook County, Illinois.

PTN: 14-21-310-005-0000

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