

UNOFFICIAL COPY

Prepared by and Return to the office of
Jay B. Strayer
Huck Bouma PC
1755 South Naperville Road
Suite 200
Wheaton, IL 60189
630 221-1755



Doc#: 1506313000 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 08:03 AM Pg: 1 of 5

For Recorder's Use

RELEASE OF INGRESS/EGRESS EASEMENTS

Parcel 1:

Address: 1357 North Sedgwick, Chicago, Illinois
Formerly Permanent Index Number: 17-04-212-035-0000
Now Permanent Index Numbers: 17-04-212-038-0000 and 17-04-212-046-0000

Parcel 2:

Address: 335 West Schiller, Chicago, Illinois
Formerly Permanent Index Number: 17-04-212-005-0000

Parcel 3:

Address: 333 West Schiller, Chicago, Illinois
Permanent Index Number: 17-04-212-006-0000

Parcel 4:

Address: 329 West Schiller, Chicago, Illinois
Formerly Permanent Index Number: 17-04-212-008-0000
Now Permanent Index Number: 17-04-212-047-0000

Whereas, TIMOTHY M. MLSNA and KATHRYN K. MLSNA, Co-Trustees of the TIMCO Retirement Trust (formerly known as the MIT ANSLM Development Retirement Trust) ("TIMCO") owns the property in Cook County, Illinois, legally described as follows:

Lot 3 (except the East 110.0 feet thereof) in the subdivision of Lot 153 with Lots 1 and 2 in the resubdivision of Lots 154, 155, 156, and 157 in Bronson's Addition to Chicago in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-04-212-038-0000 and 17-04-212-046-0000

and commonly known as 1357 North Sedgwick, Chicago, Illinois, which property is referred to herein as "Parcel 1."

UNOFFICIAL COPY

Whereas, TIMOTHY M. MLSNA and KATHRYN K. MLSNA, Co-Trustees of the TIMCO Retirement Trust (formerly known as the MIT ANSLM Development Retirement Trust) ("TIMCO") owns the property in Cook County, Illinois, legally described as follows:

Lot 7 in the subdivision of Lot 153 with Lots 1 and 2 in the resubdivision of Lots 154, 155, 156, and 157 in Bronson's Addition to Chicago in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-04-212-005-0000

and commonly known as 335 West Schiller, Chicago, Illinois, which property is referred to herein as "Parcel 2."

Whereas, TIMOTHY M. MLSNA and KATHRYN K. MLSNA ("MLSNA"), husband and wife as joint tenants, owns the property in Cook County, Illinois, legally described as follows:

Lot 6 in the subdivision of Lot 153 with Lots 1 and 2 in the resubdivision of Lots 154, 155, 156, and 157 in Bronson's Addition to Chicago in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

PIN: 17-04-212-006-0000

and commonly known as 333 West Schiller, Chicago, Illinois, which property is referred to herein as "Parcel 3."

Whereas, JAMIE T. MOYER ("Moyer") owns the property in Cook County, Illinois, legally described as follows:

The West 22.0 feet of the East 110.0 feet of Lot 3 in the subdivision of Lot 153 with Lots 1 and 2 in the resubdivision of Lots 154, 155, 156, and 157 in Bronson's Addition to Chicago in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-04-212-047-0000

and commonly known as 329 West Schiller, Chicago, Illinois, which property is referred to herein as "Parcel 4."

Whereas, on July 15, 1994, the owners of Parcels 1, 2, 3 and 4 entered into a Grant of Easement ("Easement Grant"), for pedestrian ingress and egress, recorded August 8, 1994 in the office of Cook County Recorder as Document Number 9469978, for the following "Easement Parcel:"

1. That portion of Parcel 2 bounded on the North by a line parallel to and 35.0 feet North of the South lot line of Parcel 2, on the East by the East lot line of Parcel 2, on the South by the South lot line of Parcel 2, and on the West by a line parallel to and 2.0 feet West of the East lot line of Parcel 2, together with

UNOFFICIAL COPY

2. That portion of Parcel 3 bounded on the North by a line parallel to and 35.0 feet North of the South lot line of Parcel 3, on the East by a line parallel to and 2.0 feet East of the West lot line of Parcel 3, on the South by the South lot line of Parcel 3, and on the West by the West lot line of Parcel 3, together with
3. That portion of Parcel 3 bounded on the North by a line parallel to and 1.5 feet North of the South lot line of Parcel 3, on the East by the East lot line of Parcel 3, on the South by the South lot line of Parcel 3, and on the West by the West lot line of Parcel 3, together with
4. That portion of Parcel 1 bounded on the North by the North lot line of Parcel 1, on the East by the East lot line of Parcel 1, on the East by the East lot line of Parcel 1, on the South by a line parallel to and 3.5 feet South of the North lot line of Parcel 1, and on the West by a line parallel to and 24.0 feet West of the East lot line of Parcel 1, together with
5. That portion of Parcel 4 bounded on the North by the North lot line of Parcel 4, on the East by a line parallel to and 1.0 feet East of the West lot line of Parcel 4, on the South by the South lot line of Parcel 4, and on the West by the West lot line of Parcel 4, together with
6. That portion of Parcel 1 bounded on the North by the North lot line of Parcel 1, on the East by the East lot line of Parcel 1, on the South by the South lot line of Parcel 1, and on the West by a line parallel to and 2.0 feet West of the East lot line of Parcel 1, and together with
7. That portion of Parcel 4 bounded on the North by a line 2.5 feet North of and parallel to the South lot line of Parcel 4, on the East by the East lot line of Parcel 4, on the South by the South lot line of Parcel 4, and on the West by the West lot line of Parcel 4.

The exhibit attached hereto approximately depicts the Easement Parcels hereinabove described.

Whereas, there has been a merger of title with respect to the ownership of Parcels 1, 2, and 3; and

Whereas, the Easement Grant with respect to Parcel 4 is no longer needed for Parcel 4 to have pedestrian ingress and egress to Parcel 4 since ingress and egress to Parcel 4 does not require any easement with respect to Parcels 1, 2 or 3;

NOW, Therefore, in consideration of the merger of title to TIMCO with respect to Parcels 1 and 2, the merger of title to MLSNA with respect to Parcel 3 and the loss of any enforceable easement rights applicable to Parcel 4 with respect to Parcel 1, 2, 3 or 4, it is hereby agreed and determined as follows:

The Grant of Easement, dated July 15, 1994, for pedestrian ingress and egress, recorded on August 8, 1994 with the Cook County Recorder as Document Number 9469978 is hereby extinguished and of no further force or effect.

If any provision of this Release of Ingress/Egress Easement shall be determined to be void, invalid, unenforceable or illegal for any reason, this Release shall be ineffective only to the extent such prohibition and the validity and enforceability of all remaining provisions shall not be affected thereby.

UNOFFICIAL COPY

Dated this 3RD day of MARCH, 2015.

Owners of Parcel 1 and 2
TIMCO Retirement Trust

Owners of Parcel 3

Timothy M. Mlsna
Timothy M. Mlsna, Trustee

Timothy M. Mlsna
Timothy M. Mlsna

Kathryn K. Mlsna
Kathryn K. Mlsna, Trustee

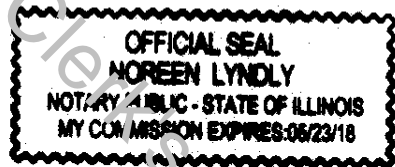
Kathryn K. Mlsna
Kathryn K. Mlsna

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public, hereby certify that Timothy M. Mlsna and Kathryn K. Mlsna, Co-Trustees of the TIMCO Retirement Trust, personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3RD day of MARCH, 2015.

[Signature]
Notary Public

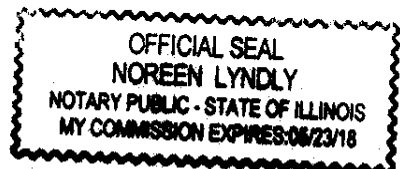


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

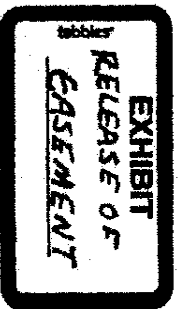
I, the undersigned Notary Public, hereby certify that Timothy M. Mlsna and Kathryn K. Mlsna personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3RD day of MARCH, 2015.

[Signature]
Notary Public

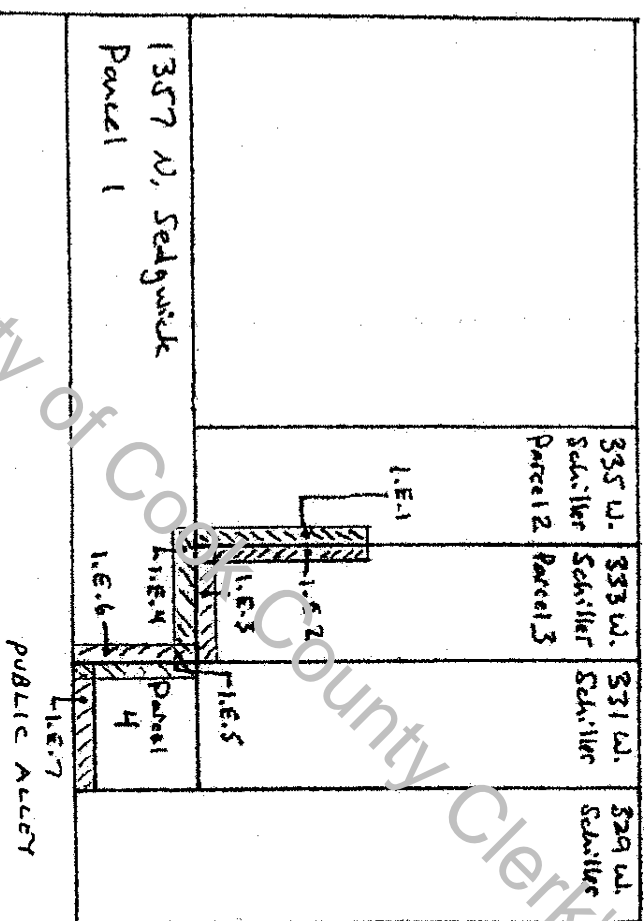


UNOFFICIAL COPY



SCHILLER

SEDGWICK



Property of Co. County Clerk's Office



NOT TO SCALE
References are to paragraph number of the easement agreement

EXHIBIT TO RELEASE OF EASEMENT