

UNOFFICIAL COPY

RELEASE OF EASEMENT

This Document Prepared By
And After Recording Return To:

Griffin & Gallagher, LLC
10001 S. Roberts Road
Palos Hills, IL 60465
(File #15-0051)

1516302 5/10



Doc#: 1520216034 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2015 12:40 PM Pg: 1 of 4

RELEASE OF EASEMENT

This Release is given by the **RELEASORS**, Castletown Homes, Inc., An Illinois Corporation to **RELEASEE**, Seven Oaks Developers, LLC, an Illinois Company, to release the easement unto **RELEASEE**, solely and exclusively, said Easement being created by the easement agreement recorded November 20, 1984 as Document Number 27342524 ("Easement") on real property described as follows:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 228.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH 30 DEGREES EAST PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 817.59 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED LINE 210.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF LOT 21, 217.78 FEET; THENCE WEST ALONG A LINE THAT IS PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 12L050680 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET (228.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 38.02 FEET (38.00 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.10 FEET ALONG A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 38.60 FEET AND CHORD BEARING SOUTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, A CHORD DISTANCE OF 38.60 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 57.96 FEET ALONG A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE OF LOT 21 TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 22-27-300-030-0000
COMMONLY KNOWN AS: 12514 ARCHER AVENUE, LEMONT, IL 60439
(hereinafter "Servient Tenement Parcel")

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In consideration of the payment of \$10.00, and other good and valuable consideration, receipt of which is acknowledged, Castletown Homes, Inc. release to Seven Oaks Developers, LLC, its/their successors and/or assigns the Easement described above, it being the intention of the parties that the terms of the Easement shall no longer affect the property conveyed to Castletown Homes, Inc. and described therein as parcel 4 and set forth on Exhibit A attached hereto, by this reference incorporated herein (hereinafter "Released Parcel"), and that said Easement shall remain in full force and effect as to that portion of the property retained by Seven Oaks Developers, LLC legally described as set forth on Exhibit B attached hereto, and by this reference incorporated herein (hereinafter "revised Servient Tenement Parcel")

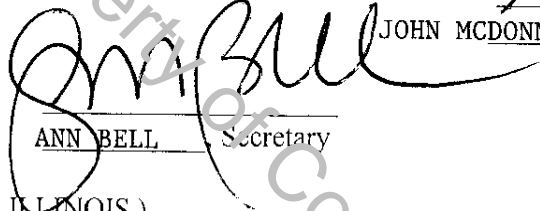
Date: July 15, 2015

CASTLETOWN HOMES, INC.



JOHN MCDONNELL, President

ATTEST:



ANN BELL, Secretary

STATE OF ILLINOIS)

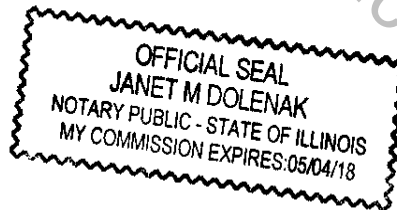
)SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that John McDonnell, President and Ann Bell, Secretary, and 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 said instrument as their free and voluntary act, and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 th day of July, 2015.


NOTARY PUBLIC



MY COMMISSION EXPIRES:

5-4-18

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EXHIBIT A

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 228.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH 30 DEGREES EAST PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 817.59 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED LINE 210.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF LOT 21, 217.78 FEET; THENCE WEST ALONG A LINE THAT IS PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 12L050680 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET (228.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 38.02 FEET (38.00 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.10 FEET ALONG A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 38.60 FEET AND CHORD BEARING SOUTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, A CHORD DISTANCE OF 38.60 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 57.96 FEET ALONG A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE OF LOT 21 TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH 30 DEGREES EAST PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 33 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; AT A POINT 38 FEET WEST OF THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 22-27-300-030-0000 (PIQ & OP)

COMMONLY KNOWN AS: 12514 ARCHER AVENUE, LEMONT, IL 60439

("Released Parcel")

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EXHIBIT B

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH 30 DEGREES EAST PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 33 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 27; AT A POINT 38 FEET WEST OF THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 22-27-300-030-0000 (PIQ & OP)

COMMONLY KNOWN AS: 12514 ARCHER AVENUE, LEMONT, IL 60439

("Revised Servient Tenement Parcel")