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**PREPARED BY AND AFTER
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Doc#: 1617334058 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2016 01:04 PM Pg: 1 of 4

TERMINATION AND RELEASE OF EASEMENT

This **TERMINATION AND RELEASE OF EASEMENT** (this "Termination") is made by **BANNER NORTHTOWN STORAGE, LLC**, a Delaware limited liability company ("Owner"), as of this 15th day of June, 2016 (the "Effective Date").

RECITALS

A. Owner holds fee simple title to the real property located in the City of Chicago, Cook County, Illinois, legally described on (1) **Exhibit A-1** attached hereto ("Tract 1"), and (2) **Exhibit A-2** attached hereto ("Tract 2") (Tract 1 and Tract 2 collectively are the "Real Property").

B. On May 20, 1993, LASALLE NATIONAL TRUST, NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1989 AND KNOWN AS TRUST NUMBER 114991 ("Prior Owner 1") (1) held fee simple title to Tract 1 and (2) conveyed fee simple title to Tract 2 to COMERICA BANK-ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1994 AND KNOWN AS TRUST NUMBER 11801 ("Prior Owner 2"), as evidenced by that certain Trustee's Deed in Trust recorded on May 25, 1993 in the Office of the Cook County Recorder of Deeds as Document No. 93393927 (the "Prior Deed").

C. In the Prior Deed, Prior Owner 1 reserved, among other things, an "easement for emergency pedestrian ingress and egress along the southerly 5 feet of [Tract 2], beginning at a point 63.28 feet westerly from the southeast corner of [Tract 2]." (the "Easement").

D. Now that Owner holds title to all of the Real Property, Owner desires to terminate and release the Easement as provided herein.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby terminates and releases the Easement, as follows:

1. Termination of Easement. The Easement is terminated and released as of the Effective Date.
2. Successors and Assigns. This Termination shall bind and inure to the benefit of Owner and its respective successors and assigns.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Owner executed this Termination as of the Effective Date.

BANNER NORTHTOWN STORAGE, LLC,
a Delaware limited liability company

By: Banner Storage Manager III, LLC, a Delaware limited liability company, its manager

By: Banner Storage Holding, LLC, a Delaware limited liability company, its sole member

By: B-Dev Manager, LLC, an Illinois limited liability company, its manager

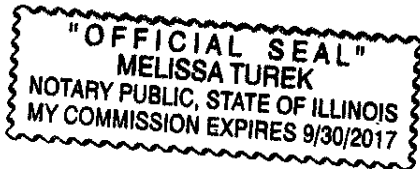
By: 
Name: Kent McCreedy
Title: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, Do Hereby Certify that Kent McCreedy, personally known to me to be the Vice President of the Manager of the Sole Member of the Manager of BANNER NORTHTOWN STORAGE, LLC, a Delaware limited liability company, acknowledged that he signed and delivered this Termination on behalf of said company as its duly authorized representative.

Given under my hand and seal this 15th day of June, 2016.


NOTARY PUBLIC



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EXHIBIT A-1

Legal Description of Tract 1

THAT PART OF LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE, A DISTANCE OF 173.11 FEET NORTH OF THE SOUTHEAST 63.28 FEET THENCE 224 DEGREES, 45 MINUTES, 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 79.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

PIN: 13-02-220-053-0000

CXA: 6385 N. McCormick Road, Chicago, IL 60659

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A-2**Legal Description of Tract 2

LOT 1 IN ANTHONY' S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE EASTERLY LINE, 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224 DEGREES 24 MINUTES 38 SECONDS NORTHWESTERLY FROM TI-TB LAST DESCRIBED COURSE 79.91 FEET. TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 09 DEGREES 11 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 8.385 METERS (27.51 FEET); THENCE SOUTHWESTERLY 7.502 METERS (24.61 FEET) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 171.796 METERS (563.53 FEET), THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 47 MINUTES 09 SECONDS WEST, 7.501 METERS (24.61 FEET); THENCE SOUTH 68 DEGREES 02 MINUTES 13 SECONDS WEST 5.726 METERS (18.79 FEET) TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 18.661 METERS (61.22 FEET) ALONG A CURVE TO THE LEFT RAVING A RADIUS OF 167.796 METERS (550.51 FEET), THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 14 MINUTES 01 SECONDS EAST 18.651 METERS (61.19 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIP: 13-02-220-052-0000

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