

UNOFFICIAL COPY

Prepared by and after
recording, return to:

Elizabeth D. Santis
Acosta Ezgur, LLC
1030 W. Chicago Avenue
3rd Floor
Chicago, Illinois 60642



Doc#: 1619422231 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2016 01:31 PM Pg: 1 of 8

ABOVE FOR RECORDER'S USE ONLY

RELEASE OF EASEMENT

WHEREAS, an easement was reserved for the benefit of **COMMONWEALTH EDISON COMPANY**, a corporation organized and existing under the laws of the State of Illinois (hereinafter referred to as "**ComEd**"), pursuant to an Ordinance recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 2, 1987 as Document No. 87484671 (hereinafter referred to as the "**First Easement**"). The easement area reserved to ComEd pursuant to such First Easement is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, ComEd was granted an easement over the real property described in the document recorded November 22, 1989 as Document No. 89558373 (the "**Second Easement**" and together with the First Easement, the "**Easements**"). The easement area granted to ComEd pursuant to such Second Easement is described and depicted on Exhibit B attached hereto and made a part hereof.

WHEREAS, ComEd no longer operates facilities in either of the Easements and Baker Lincoln HRD, LLC, an Illinois limited liability company, the Developer of the property commonly known as 2518-2536 N. Lincoln Avenue, Chicago, Illinois 60614, has requested that ComEd release all of its interest in the Easements.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), the agreement of the parties hereunder, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ComEd hereby releases all of its interests in the above described Easements and such Easements and all of ComEd's right, title, and interest thereto, are hereby terminated.

In accepting this Release of Easement, Baker Lincoln HRD, LLC (hereinafter referred to as "Grantee") acknowledges that ComEd is hereby forever released of all obligations and duties under said Easements and may abandon in place any of its facilities currently located in said Easements, and all right, title and interest to such facilities shall be transferred to Grantee.

THIS Release of Easement shall inure to the benefit of and be binding upon the parties hereto, their respective grantees, successors and assigns.

SIGNATURE BLOCKS APPEAR ON FOLLOWING TWO PAGES

Box 400

CCRD REVIEW 

8/8/15
1 Au
CW

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IN WITNESS WHEREOF, Grantor and Grantee have signed or caused this instrument to be signed this 17th day of June, 2016.

COMMONWEALTH EDISON COMPANY,
An Illinois corporation

By: Mark Cozzi
Name: Mark Cozzi
Its: Real Estate Specialist

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Mark Cozzi, personally known to me to be the Real Estate Specialist of COMMONWEALTH EDISON COMPANY, an Illinois corporation, and personally 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 as such Mark Cozzi of said corporation, he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 17 day of June, 2016.

[Signature]
Notary Public

My commission expires: 1/20/2017



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AGREED AND ACCEPTED:

BAKER LINCOLN HRD, LLC,
an Illinois limited liability company

By: BAKER DEVELOPMENT CORPORATION,
an Illinois corporation, its Manager

By: [Signature]
Name: Warren Baker
Its: President

ACKNOWLEDGMENT

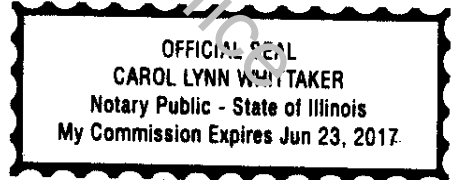
STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Warren Baker, personally known to me to be the President of BAKER DEVELOPMENT CORPORATION, an Illinois corporation, and personally 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 as such President of said corporation, he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 17th day of June, 2016.

Carol Lynn Whittaker
Notary Public

My commission expires: 6-23-2017



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EXHIBIT A

LEGAL DESCRIPTION OF FIRST EASEMENT

That part of the northwesterly-southeasterly 14-foot public alley lying northeasterly of that part of Lot 6 in the Subdivision of Block 16 in Canal Trustees Subdivision of the E ½ of Section 29, Township 40 North, Range 14 East of the Third Principal meridian described as follows:

Beginning at a point on the north line of W. Altgeld Street (formerly Dunning Street) 296.28 feet east of the center line of N. Sheffield Avenue, thence north and parallel with the center line of N. Sheffield Avenue, 100 feet, thence southeasterly along the southwesterly line of a proposed alley 14 feet wide to a point on the north line of Altgeld Street, 396.28 feet east of said center line of N. Sheffield Avenue, thence west along the north line of said W. Altgeld Street, 100 feet to the point of beginning.

Lying southwesterly of the southwesterly line of Lots 2 to 9, both inclusive, lying north of the north line of Lot 11, lying north and northeasterly of the north and northeasterly lines of Lot 12, lying southeasterly and southwesterly of the southeasterly and southwesterly lines of Lot 15, lying east of the northwardly extension of the west line of Lot 12, lying northwesterly of the southwestwardly extension of the southeasterly line of Lot 9, all in

Subdivision of Lot 6 in Subdivision of Block 16 in Canal Trustees Subdivision of the E. ½ of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian

and lying northerly of the south line of Lot 6 in Subdivision of Block 15 aforementioned, said parts of public alleys herein vacated being further described as all that part of the northwesterly-southeasterly 14-foot public alley and that part of the east-west public alley lying east of the east right of way line of the Chicago Transit Authority, in the block bounded by N. Lincoln Avenue, N. Sheffield Avenue and W. Altgeld Street as colored in red and indicated by the words "To Be Vacated" on the drawing attached to said recorded document, which drawing is made a part of the ordinance.

CKA: ALLEY IN AREA BOUNDED BY W. ALTGELD ST.,
N. SHEFFIELD AVE & N. LINCOLN AVE,
CHICAGO, IL 60614

PIN NO. 14-29-419-038-0000
14-29-419-039-0000
14-29-419-040-0000
14-29-419-041-0000
14-29-419-042-0000
14-29-419-043-0000
14-29-419-044-0000
14-29-419-045-0000
14-29-419-046-0000

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EXHIBIT B

DEPICTION AND DESCRIPTION OF SECOND EASEMENT

See Next Three Pages

Property of Cook County Clerk's Office

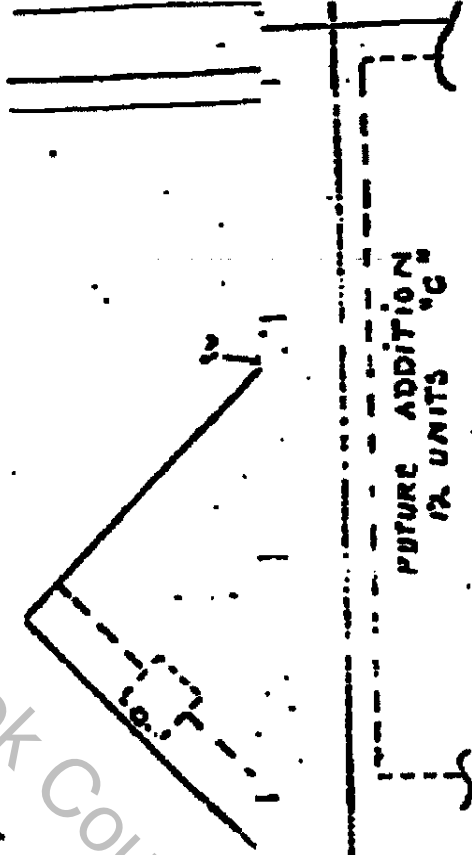
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89559373

ANDY MESSICK
2518-40 N. LINCOLN

61087-0373
W. CLAY
7-19-87

EXHIBIT "A"
18'9" X 238' X 180'7" X 30' X 27'65"
15' X 12' X 10' X 20'9"
EASEMENT



FUTURE ADDITION
IN UNITS "C"

1. CUSTOMER TO PROVIDE PLAT OF SURVEY G.E.CO. TO PREPARE EASEMENT CUSTOMER TO SIGN G.E.CO TO RECORD.
2. ALL INFORMATION AND DIMENSIONS TO BE VERIFIED BY CUSTOMER.
3. CUSTOMER TO NOTIFY G.E.CO. OF ANY DISCREPANCIES.

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TRUSTEES SUBDIVISION, LYING EASTERLY OF THE EAST LINE OF THAT PART OF LOT 4 ACQUIRED BY MATHIAS-ETCEN
ELECTED RAILROAD COMPANY BY DEED DATED JANUARY 23, 1868 AS ACCORDANT TO THE
ALSO

LOTS 11 AND 12 IN THE SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 16 IN "SMALL TRACTS SUBDIVISION"
OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 16, EAST OF THE 100 FEET PRINCIPAL MERIDIAN IN
COOK COUNTY, ILLINOIS

ALSO
THAT PART OF SAID LOT 6 IN THE SUBDIVISION OF BLOCK 16 REFERRED TO ABOVE; COMMENCING AT A POINT
ON THE NORTH LINE OF GREENWOOD TERRACE (PREVIOUSLY DUNNING STREET) 176.25 FEET EAST OF THE CENTER
LINE OF N. SHEPHERD AVE. AND RUNNING THENCE NORTH AND PARALLEL WITH THE CENTERLINE OF SAID
SHEPHERD AVE. 100 FEET; THENCE SOUTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF A PROPOSED ALLEY,
10 FEET WIDE TO A POINT ON THE NORTH LINE OF SAID GREENWOOD TERRACE (PREVIOUSLY DUNNING STREET)
396.25 FEET EAST OF SAID CENTERLINE OF SHEPHERD AVENUE AND THENCE WEST ALONG THE NORTH LINE
OF SAID GREENWOOD TERRACE (PREVIOUSLY DUNNING STREET) 100 FEET TO THE POINT OF BEGINNING.

ALSO
SAYED ALLEY IN SAID BLOCK 16 LYING EASTERLY OF THE WESTERLY EXTENSION OF THE WEST LINE OF SAID
LOT 10 AND NORTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE WESTERLY LINE OF LOT 9 IN SAID
SUBDIVISION OF LOT 6. ALL IN COOK COUNTY, ILLINOIS

DATA: 258-40 N. UNWLN AVE CHICAGO, IL 60614

pin no: 14-29-419-002 - 0000

89555073

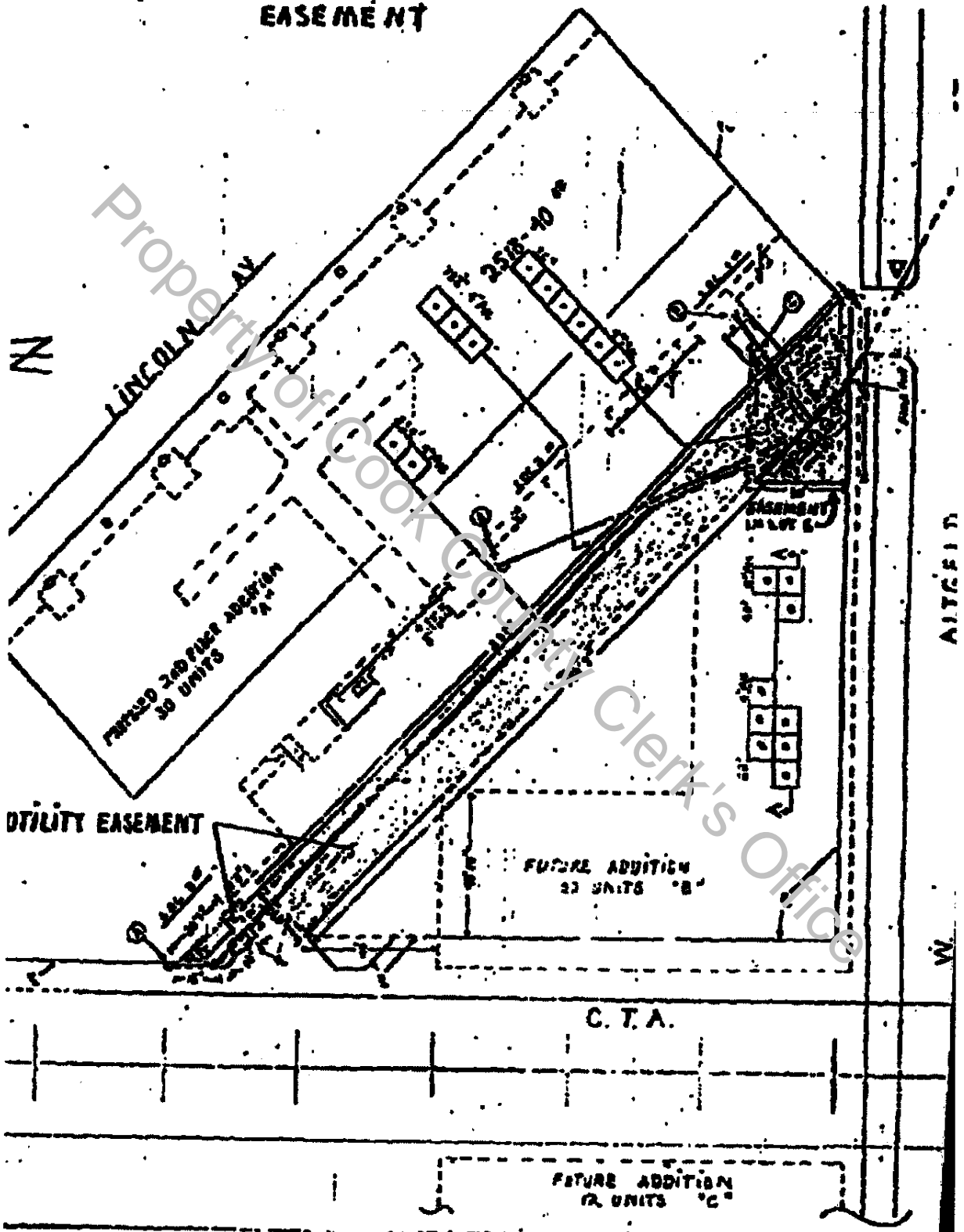
UNOFFICIAL COPY

EXHIBIT "A"

12'9" X 238' X 120'7" X 30' X 27' X 57'

15' X 12' X 10' X 20'9"

EASEMENT



CUSTOMER TO PROVIDE PLAT OF SURVEY C.E.Co. TO
 PREPARE EASEMENT CUSTOMER TO SIGN C.E.Co. TO RECORD.