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Doc#. 1731015091 Fee: \$66.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2017 11:14 AM Pg: 1 of 10

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Above Space for Recorder's Use Only

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RELEASE OF EASEMENT RIGHTS

Permanent Index Number (PIN): 10-13-417-035-0000

Address: Vacant land 1465 Ashland, Evanston, IL 60201

This document prepared by and return to:
Central Law Group, P.C.
2822 Central Street, Suite 300
Evanston, IL. 60201
Telephone: 847-866-0124

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RELEASE OF EASEMENT RIGHTS

This Release of Easement Rights ("Release") is made and entered into this 9th day of September, 2017 by The Homes That Work Townhomes Homeowners Association, an Illinois not-for-profit corporation (the "Association") and the individual Owners of fee simple title to the Townhouses in the Homes That Work development ("Owners").

WHEREAS, The Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights for Homes That Work Townhouses was recorded in the office of the Cook County Recorder of Deeds on August 18, 2010 as Document No. 1023029059 (the "Declaration"), and amended by First Special Amendment to Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights for Homes That Work Townhouses recorded in the office of the Cook County Recorder of Deeds on May 16, 2011 as Document No. 1113631032 ("First Amendment"); and

WHEREAS, the Board and the Owners deem it in the best interest of the Association and the Owners to sell a portion of the Common Area known as Parcel H2 to the property to the north and abutting Parcel H2; and

WHEREAS, Article 2 of the Declaration grants to the Association and each Owner Rights of Enjoyment and Easements of Access through, over and across the Common Area, which is designated as Parcel H1 and Parcel H2 on the Plat attached to and made a part of the First Amendment; and

WHEREAS, the Association and the individual Owners desire to release the Rights of Enjoyment and Easements of Access through, over and across that portion of Parcel H2 legally described on Exhibit A attached hereto and made a part hereof (the "Released Easement Area").

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Association and the individual Owners agree as follows:

1. All of the foregoing Recitals are incorporated herein by this reference.
2. The Homes That Work Association hereby releases the Released Easement Area, legally described on Exhibit A attached hereto and made a part hereof, from all easements rights and interest and rights to enjoyment acquired by the Association pursuant to the Declaration.
3. The individual Owners, as that term is defined in the Declaration, hereby release the Released Easement Area, legally described on Exhibit A attached hereto and made a part hereof, from all easements rights and interest and rights to enjoyment acquired by the Owners pursuant to the Declaration.

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4. This Release is binding upon the Association and the Individual Owners, its and their successors and assigns and runs with the Released Easement Area.

IN WITNESS WHEREOF, this Release has been executed by the Association and the individual Owners on the day and year first above written.

HOMES THAT WORK TOWNHOMES ASSOCIATION,

By: *James Malden*

Its: President

ATTEST:

By: *[Signature]*
Its: Secretary

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, do hereby certify that *Lawrence Goldman* and *Richard O'Brien*, 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this *28th* day of *September*, 2017.



Debbie Frigo
Notary Public

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OWNERS

NAME AND ADDRESS

Rich O'Brien
1403 Ashland Ave

Evanston, IL 60201

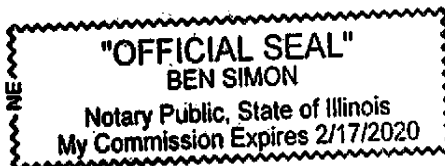
Subscribed and sworn to before me

This 09/20, 2017.

[Signature]
NOTARY PUBLIC

SIGNATURE

[Signature]



NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me

This _____, 2017.

NOTARY PUBLIC

SIGNATURE

NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me

This _____, 2017.

NOTARY PUBLIC

SIGNATURE

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OWNERS

NAME AND ADDRESS

JONATHAN HARRIS

SIGNATURE

[Signature]

Evanston, IL 60201

Subscribed and sworn to before me

This September 18, 2017.

[Signature]
NOTARY PUBLIC



NAME AND ADDRESS

MARLENE J ISSEL-HARRIS

SIGNATURE

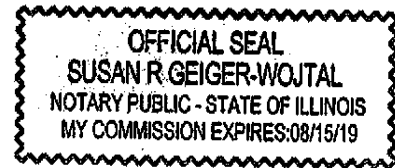
[Signature]

Evanston, IL 60201

Subscribed and sworn to before me

This September 18, 2017.

[Signature]
NOTARY PUBLIC



NAME AND ADDRESS

SIGNATURE

Evanston, IL 60201

Subscribed and sworn to before me

This _____, 2017.

NOTARY PUBLIC

Cook County Clerk's Office

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OWNERS

NAME AND ADDRESS

Darren Bock
1425 Lake Street

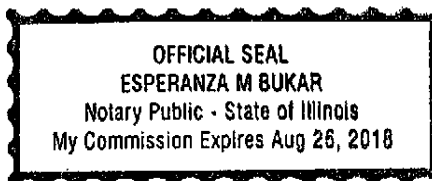
Evanston, IL 60201

Subscribed and sworn to before me
This September 20th, 2017.

Esperanza M Bukar
NOTARY PUBLIC

SIGNATURE

Darren Bock



NAME AND ADDRESS

Kristin Bock
1425 Lake Street

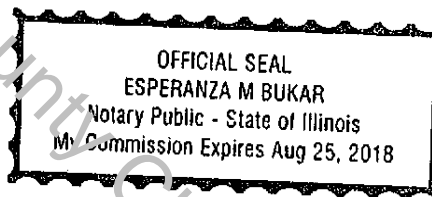
Evanston, IL 60201

Subscribed and sworn to before me
This September 20th, 2017.

Esperanza M Bukar
NOTARY PUBLIC

SIGNATURE

Kristin Bock



NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me
This _____, 2017.

NOTARY PUBLIC

SIGNATURE

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OWNERS

NAME AND ADDRESS

Balina Keith
1421 Lake St

Evanston, IL 60201

Subscribed and sworn to before me
This September 26, 2017.

NOTARY PUBLIC

NAME AND ADDRESS

Andrew Keith
1421 Lake St

Evanston, IL 60201

Subscribed and sworn to before me
This September 21st, 2017.

NOTARY PUBLIC

NAME AND ADDRESS

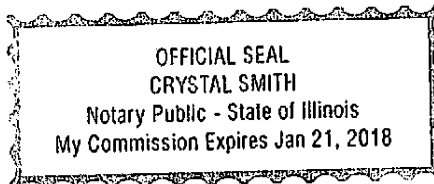
Evanston, IL 60201

Subscribed and sworn to before me
This _____, 2017.

NOTARY PUBLIC

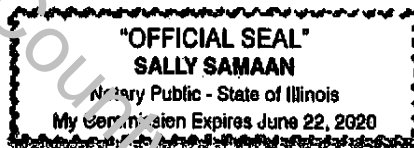
SIGNATURE

Balina Keith



SIGNATURE

Andrew Keith



SIGNATURE

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OWNERS

NAME AND ADDRESS

CARL D. and FENG CL EMERY
1467 Ashland Ave

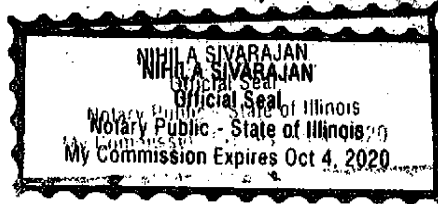
Evanston, IL 60201

Subscribed and sworn to before me
This 23, SEPTEMBER, 2017.

Nihla Sivaraajan
NOTARY PUBLIC

SIGNATURE

Carl D. Emery
Feng Cl Emery



NAME AND ADDRESS

FENG CL EMERY
1467 ASHLAND AVENUE

Evanston, IL 60201

Subscribed and sworn to before me
This 23, SEPTEMBER, 2017.

Nihla Sivaraajan
NOTARY PUBLIC

SIGNATURE

Feng Cl Emery



NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me
This _____, 2017.

NOTARY PUBLIC

SIGNATURE

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OWNERS

NAME AND ADDRESS

Vera + Deryck Lampe
1465 Ashland Ave.

Evanston, IL 60201

Subscribed and sworn to before me
This October 10th, 2017.

Mary R. Plocinski
NOTARY PUBLIC

SIGNATURE

Vera Lampe



NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me
This _____, 2017.

NOTARY PUBLIC

SIGNATURE

NAME AND ADDRESS

Evanston, IL 60201

Subscribed and sworn to before me
This _____, 2017.

NOTARY PUBLIC

SIGNATURE

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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED EASEMENT AREA

THAT PART OF THE FOLLOWING PARCEL OF LAND, ALL OF LOT 6 AND LOT 7 (EXCEPT THE WEST 14 FEET) IN COSGROVE'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 58 IN EVANSTON, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE SOUTH 10.0 FEET OF LOT 12 IN A. J. BROWN'S SUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 58 IN EVANSTON, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BEING THE PROPERTY RECORDED ON DOCUMENT 1113631032, RECORDED MAY 16, 2011, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH $0^{\circ} 29' 04''$ WEST (ASSUMED) ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 57.50 FEET; THENCE NORTH $0^{\circ} 29' 04''$ WEST ALONG WEST LINE OF SAID TRACT A DISTANCE OF 21.20 FEET TO THE SOUTHWEST CORNER OF PARCEL D, (AS SHOWN ON DOCUMENT 1113631032, RECORDED MAY 16, 2011); THENCE ALONG THE SOUTH LINE OF PARCEL D, NORTH $89^{\circ} 55' 19''$ EAST 48.46 FEET; THENCE ALONG A CURVED LINE CONCAVE NORTHWESTERLY HAVING A LENGTH OF 8.68 FEET, A RADIUS OF 5.50 FEET AND A CHORD BEARING OF NORTH $44^{\circ} 45' 59''$ EAST; THENCE NORTH $89^{\circ} 30' 56''$ EAST A DISTANCE OF 2.99 FEET; THENCE NORTH $0^{\circ} 29' 04''$ WEST ALONG THE EAST LINES OF PARCELS A, B, C AND D, (AS SHOWN ON DOCUMENT 1113631032, RECORDED MAY 16, 2011), A DISTANCE OF 100.27 FEET TO THE SOUTH LINE OF AFORESAID LOT 12; BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $0^{\circ} 29' 04''$ WEST A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 12 BEING ALSO THE NORTH LINE OF SAID TRACT; THENCE NORTH $89^{\circ} 52' 08''$ EAST, A DISTANCE OF 109.27 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH $0^{\circ} 29' 04''$ EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH $89^{\circ} 52' 08''$ WEST; A DISTANCE OF 109.27 FEET; MORE OR LESS; TO THE POINT OF BEGINNING; EXCEPTING THE WEST 29.06 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

PIN: 10-13-417-035-0000 (affects the land and other property)