



Doc# 1733912030 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2017 09:59 AM PG: 1 OF 3

170161901485

This document prepared by and after recording should be mailed to:

Law Offices of Kulas & Kulas, P.C.  
2329 W. Chicago Ave.  
Chicago, Il. 60622

1/3

LICENSE AGREEMENT

This License Agreement ("Agreement") made this 7th day of November, 2017 by and between Teton Tack & Feed, LLC, a Colorado limited liability company ("Grantee") and Victoria Silvano and Carmelo Certeza ("Grantor")

Whereas, Grantor is the owner in fee simple of the property legally described on Exhibit "A" as Parcel "A" attached hereto; and

1/3 Whereas, Grantee is the owner in fee simple of the property legally described on Exhibit "A" as Parcel "B", attached hereto; and

Whereas Grantee has constructed a new single family home on Parcel B and has installed a new wooden fence along the shared property line of Grantor and Grantee; and

Whereas, due to the fact that a large tree is located on the property line, Grantee installed the fence within the property lines of Grantee, as depicted on the survey prepared by Murzanski Land Surveying dated September 26, 2017, a copy of which is attached hereto.

Now Therefore, consideration of the mutual covenants of the parties contained herein and other good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Grantor hereby grants to Grantee a license to place the wooden fence located along the south property line of Grantee and the north property line of Grantor and grants to Grantee a license ~~to enter~~ to enter onto Grantor's property for the purpose of repairing, maintaining and/or removing the wooden fence. Grantee, it's successors and assigns agree to keep the fence in good condition and repair and to be responsible to repair any damage to Grantor's property caused by ~~Grantor~~ while performing said repairs. This License Agreement shall be valid for so long as the fence remains standing.

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sole

and all

Grantee

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Any future deeds shall for the subject parcels shall be deemed to contain and include the provisions of this Agreement.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste: 2400  
Chicago, IL 60606-4650  
Title Search Department

# UNOFFICIAL COPY

This Agreement shall run with the land and shall be binding on the owners of Parcels A and B for so long as the wooden fence remains standing and in good condition. Upon the destruction or demolition of the wooden fence this License Agreement shall be null and void and shall no longer have any binding effect over the owners of Parcels A and B.


In Witness whereof the parties have executed this Agreement on the 7<sup>th</sup> day of November, 2017.

AGREED AS MODIFIED.

Grantor:

Grantee:

Teton Tack & Feed, LLC



Victoria Silvano



By:

Tim Volk, Manager



Carmelo Certeza

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL "A":

PARCEL 1: LOT 96 IN RUECKHARDT'S ESTATES SUBDIVISION OF THE NORTH 7 ACRES OF THE SOUTH 14 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1927 AS DOCUMENT 9691342 A.L.L. IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 96.

PIN#: 10-34-101-032-0000

Property commonly known as: 7120 N. Kilpatrick Ave., Lincolnwood, Illinois 60712

#### PARCEL "B":

PARCEL 1: LOTS 1 AND 2 IN WITTBOLD'S ADDITION TO WEST ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1927 AS DOCUMENT NO. 9691849, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJOINING LOTS 1 AND 2.

PIN#: 10-34-101-030-0000 & 10-34-101-031-0000

Property commonly known as: 7126 N. Kilpatrick Ave., Lincolnwood, Illinois 60712