

# UNOFFICIAL COPY

THIS AGREEMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road  
Suite 200  
Oak Brook, Illinois 60523  
(630)571-1900



Doc# 1812316040 Fee \$74.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2018 11:35 AM PG: 1 OF 19

## EASEMENT FOR INGRESS AND EGRESS AGREEMENT

**THIS EASEMENT FOR INGRESS AND EGRESS AGREEMENT** (hereinafter referred to as "Easement Agreement"), is made and executed as of this 28th day of March, 2018, by and between 1512 LG, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor") and Koko Marina West, LLC, an Illinois limited liability company (hereinafter referred to as "Grantee").

**WHEREAS**, Grantor is the owner of certain real estate commonly known as 515 and 531 N. La Grange Road in La Grange Park, Illinois (hereinafter referred to as the "Grantor Property"). The Grantor Property is legally described on Exhibit A attached hereto and made a part hereof and on the aerial photograph attached hereto as Exhibit B.

**WHEREAS**, the Grantee is the owner of certain real estate commonly known as 539 N. La Grange Road in La Grange Park, Illinois (hereinafter referred to as the "Grantee Property"). The Grantee Property is adjacent to and north of the Grantor Property. The Grantee Property is legally described on Exhibit A attached hereto and made a part hereof and on the aerial photograph attached hereto as Exhibit B.

**WHEREAS**, a portion of the Grantor Property is improved with a parking lot and driveway areas.

**WHEREAS**, the Grantee has also entered into a lease with Grantor (the "Lease") for an approximately 20' x 227' strip of land along the north property line of the Grantor Property, which is currently improved with approximately thirteen (13) parking spaces (the "Parking Area"), and, subject to the terms and conditions of the Lease, Grantee has an option to purchase such Parking Area in the future. The Parking Area is depicted on the drawing attached hereto and made a part hereof as Exhibit C.

**WHEREAS**, Grantee's predecessors had permission to use a portion of the Grantor Property for the purpose of ingress to and egress from the Grantee Property pursuant to an agreement dated December 31, 1963 with WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY (hereinafter referred to as "WOODMEN"), the prior beneficial owner of the Grantor Property (hereinafter referred to as the "December 31, 1963 Agreement").

RECORDING FEE 174.00 C. T. L./CY  
DATE 5/03/2018 COPIES 60 158T0774SCS  
OK BY [Signature] 2020B

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**WHEREAS**, WOODMEN properly and with written notice dated May 3, 2016 to John T. Polacek, DDS, terminated the December 31, 1963 Agreement granting Grantee permission to use a portion of the Grantor Property for the purpose of ingress to and egress from the Grantee Property.

**WHEREAS**, Grantor is willing to grant to Grantee, and Grantee requests from Grantor, permission to use a portion of the Grantor Property for the purpose of ingress to and egress from the Grantee Property and for access to the Parking Area.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor and Grantee, the parties agree as follows:

1. Easement Grant. Grantor hereby grants Grantee a non-exclusive terminable easement for access over the driveway areas on the Grantor Property as currently configured or as may subsequently be reconfigured in the future (hereinafter the "Driveway Areas") for the sole purpose of vehicular ingress to and egress from the Grantee Property. Grantor also hereby grants Grantee a non-exclusive terminable easement for access over the Driveway Areas for the sole purpose of vehicular ingress to and egress from the Parking Area, subject to Grantee remaining lessee of the Parking Area or purchasing the Parking Area. It is understood and agreed that this Easement Agreement does not grant permission for any parking on the Grantor Property. Grantor reserves the right to develop all or a portion of the Grantor Property, including but not limited to constructing buildings, landscaping and other improvements, and subdividing the Grantor Property into two or more parcels, and as a result, the Driveway Areas may be relocated; provided however, that Grantor will during the term of this Easement Agreement, provide vehicular ingress to and egress from the Grantee Property and the Parking Area as specified above consistent with the requirements of the applicable codes of the Village of LaGrange Park and regulations of the Illinois Department of Transportation.

2. Access to Grantee Property. Grantor also agrees that the Driveway Areas will not be reconfigured during the term of this Easement Agreement in such a way as to block the existing access from the Grantor Property to the parking lot located immediately east of the existing building on the Grantee Property.

3. Term. Unless terminated due to breach or as otherwise provided below, the term of this Easement Agreement shall be for fifty (50) years, beginning on the date hereof.

4. Termination. If at any time the Grantee Property is redeveloped, or twenty five (25%) percent or more of the Grantee Property is taken or acquired by condemnation or by exercise of the right of eminent domain, or there is a change in use of fifty (50%) percent or more of the building currently located on the Grantee Property which results in a substantial increase in vehicular traffic on the Grantor Property, Grantor may terminate this Easement Agreement with thirty (30) days advance written notice. Grantee's building contains approximately 2,950 square feet of space. Reference to "redeveloped" shall mean any construction or development activities that materially alter the size or location of the building and parking lot currently located on the Grantee Property (and the Parking Area, if purchased by Grantee). Vehicular traffic to and from the Grantee property which exceeds an average of 140 vehicles per weekday during any two (2) week period shall be deemed a "substantial increase in vehicular traffic."

5. Fee. Upon execution of this Easement Agreement, Grantee shall pay to Grantor the sum of One Thousand Dollars (\$1,000) as an annual fee paid in advance for the ingress and egress easement granted herein. Thereafter, during the term of this Easement Agreement, the annual fee for such access shall increase by two percent (2%) each year and be payable to Grantor (or such other party or parties as Grantor may designate) on or before each annual

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anniversary of the date of this Easement Agreement. For purposes of clarification, the initial payment upon execution of this Easement Agreement shall be \$1,000, the next annual payment shall be \$1,020, the following annual payment shall be \$1,040.40, and so on. If this Easement Agreement terminates more than thirty (30) days prior to any such annual anniversary date, and no amounts are due from Grantee to Grantor at such termination, then Grantor shall refund to Grantee a pro-rata portion of the full annual fee paid in advance by Grantee for such one-year period.

6. Indemnity. Grantee agrees to indemnify, defend and hold harmless Grantor and the Grantors Parties (as defined herein) from and against any losses, costs, damages, liabilities, claims, suits, liens, actions, causes of action and expenses (including court costs and reasonable attorney's fees) arising out of or in any way related to this Easement Agreement or Grantee's access to the Driveway Areas or Parking Area. Grantee shall not be obligated to indemnify Grantor from losses or claims directly arising from Grantor's negligence. The terms of this Section 6 shall survive termination of this Easement Agreement.

7. Insurance. Grantee, and all lessees at the Grantee Property, shall maintain commercial general liability insurance (and auto liability insurance if such parties own or lease vehicles which may operate on the Grantor Property) that names Grantor and its affiliates, including their respective owners, directors, officers, employees, partners, agents, successors, assigns and lenders (collectively hereinafter referred to as the "Grantor Parties") as additional named insureds, on a primary and non-contributory basis, on the general liability policy (and auto liability policy, if applicable) with respect to all access to or use of the Grantor Property. Such insurance shall provide for a minimum of \$1 million in liability coverage per incident and \$2 million in aggregate coverage (or such other amount as Grantor may reasonably require), including coverage for bodily injury, property damage, personal injury and such other coverage as Grantor may reasonably request. Grantee shall provide Grantor with proof of all such insurance coverage annually or upon reasonable request by Grantor. Grantee waives any claim it might have against the Grantor for damage to or theft, destruction, loss, or loss of use of any property (a "Loss"), to the extent the same is insured against under any insurance policy that Grantee is required to carry under this Section 7. Grantee will cause its insurance carrier to endorse all applicable policies waiving the carrier's rights of recovery under subrogation or otherwise against the Grantor, Grantor's mortgagee, Grantor's agents, and their respective affiliates.

8. Change of Ownership. Grantee shall provide Grantor with written notice of any change of occupancy or ownership of the Grantee Property, which notice shall include the name and contact information of the new owner or party in interest, and the change in use, if any. The current use of Grantee's Property is for a dental office.

9. Grantee's Covenants. Grantee hereby agrees that Grantee, its lessees at the Grantee Property, and their respective employees, agents, contractors and invitees (a) will not interfere with the business or operations of Grantor or its lessees and invitees, (b) will not loiter or litter on the Grantor Property, (c) will not create any nuisance or disturbance, (d) will promptly repair any damage to the Grantor Property caused by Grantee, its lessees, or their respective employees, agents, contractors and invitees, and (e) will cooperate with all reasonable requests of Grantor and its lessees to ensure the reasonable maintenance, safe use, and quiet enjoyment of the Grantor Property for all those who have a right to its access, occupancy, or use. Except as provided for in the Lease and in the case of damage to the Grantor Property caused by Grantee, its lessees, or their respective employees, agents, contractors and invitees, the cost of repairs to and maintenance of the Grantor Property shall be the responsibility of

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Grantor. Notwithstanding the foregoing, Grantor is not required under this Easement Agreement to snowplow or salt its entire parking lot and Driveway Areas during any periods that the entire Grantor Property is not fully developed and occupied, and Grantee agrees that during such periods upon Grantor's request, Grantee shall be responsible at its expense for snow and ice removal on the northern driveway closest to the Grantee Property.

10. Assignment. Grantee may assign its rights and obligations under this Easement Agreement to a successor owner of the Grantee Property. No such assignment shall relieve Grantee of its obligations hereunder that accrue prior to such assignment. Grantor may assign all or a portion of its rights and obligations under this Easement Agreement to a successor owner of all or a portion of the Grantor Property. No such assignment shall relieve Grantor of its obligations hereunder that accrue prior to such assignment (or after such assignment with respect to any portion of the Driveway Areas which continue to be owned by Grantor).

11. Notices. Notices shall be in writing, addressed as shown below or to such other addressee or address as the particular party may designate by providing at least three (3) days advance written notice, and deemed properly given when delivered personally, three business days after being sent by U.S. registered or certified mail, one business day after being sent by overnight courier, or in all other cases only when receipt is actually confirmed by the addressee, to the parties at the addresses below or to such other addresses as the parties may from time to time designate by notice:

If to Grantor:

1512 LG, LLC  
c/o 1512 Partners  
529 N. Grant St.  
Westmont, IL 60559

If to Grantee:

Koko Marina West, LLC  
6548 N. Nokomis  
Lincolnwood, IL 60712

12. Miscellaneous. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and shall be binding upon the Grantor, the Grantee, and their duly authorized heirs, executors, administrators, successors and assigns. The terms and provisions of this Easement Agreement shall run with the land. If any term or provision of this Easement Agreement shall be invalid or unenforceable, the remainder of this Easement Agreement shall not be affected thereby, and each term and provision of this Easement Agreement shall be valid and enforced to the fullest extent permitted by law. The parties signing below each represent and warrant that they have full power and authority to enter into this Easement Agreement. The above Recitals are incorporated by reference into this Easement Agreement.

13. Default. If any party to this Agreement shall default in the performance of its obligations hereunder, and shall not cure such default within ten (10) days of receiving written notice from the other party, then the other party shall, in addition to all other remedies it may have at law or in equity, have the right, but not the obligation, to either (a) perform such obligation on

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behalf of such defaulting party and be reimbursed by such defaulting party for the cost thereof or (b) terminate this Easement Agreement immediately upon written notice.

14. Fees and Costs; Waiver of Trial by Jury. In the event that any party hereto brings or commences legal proceedings to enforce any of the terms of this Easement Agreement, and a judgment or award is granted or entered in favor of a party in such action, such prevailing party shall be entitled to receive from the losing party or parties in such action a reasonable sum as attorneys' fees and court costs, to be fixed by the courts in such action. The parties expressly waive any right to trial by jury of any claim, demand, action, cause of action, or proceeding arising under or with respect to this Easement Agreement, or in any way connected with, or related to, or incidental to, the dealings of the parties hereto with respect to this Easement Agreement

15. Counterparts. This Easement Agreement may be executed in multiple counterparts, each of which when assembled to include an original signature for each party contemplated to sign this Easement Agreement, will constitute a complete and fully executed original. All such fully executed original counterparts will collectively constitute a single agreement.

[Signatures on next page.]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement effective as of the date first written above.

**GRANTOR:**

1512 LG, LLC

By: 1512 Partners, an Illinois general liability company partnership

**GRANTEE:**

Koko Marina West, LLC, an Illinois limited

By: *Baxter W. Phillip*  
Baxter W. Phillip, General Partner

By: \_\_\_\_\_  
Steven P. Rempas, Manager

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COOK COUNTY  
RECORDER OF DEEDS

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IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement effective as of the date first written above.

**GRANTOR:**

1512 LG, LLC

By: 1512 Partners, an Illinois general partnership

**GRANTEE:**

Koko Marina West, LLC, an Illinois limited liability company

By: \_\_\_\_\_  
Baxter W. Phillip, General Partner

By: AK P. Rempas / manager  
Steven P. Rempas, Manager

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RECORDER OF DEEDS





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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Baxter Phillip, personally known to me to be a General Partner of 1512 Partners, an Illinois general partnership, the Manager of 1512 LG, LLC, an Illinois limited liability company, 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 manager he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of said Company as his free and voluntary act, and as the free and voluntary act of the Company.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

*Hawaii*  
STATE OF ILLINOIS )  
 ) SS.  
*City*  
COUNTY OF Honolulu )

\_\_\_\_\_  
Notary Public

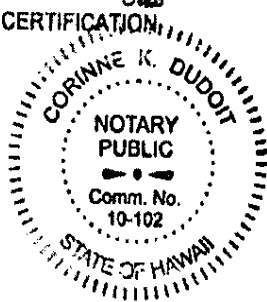
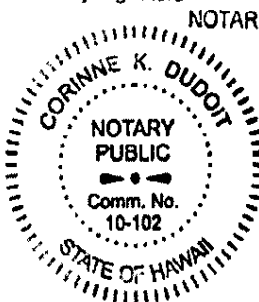
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Steven P. Rempas, personally known to me to be the Manager of Koko Marina West, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he/she signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal this 27 day of March, 2018.

Doc. Date: 3/27/18 # Pages: 12  
Corinne K. Dudoit Circuit  
Doc. Description: encement for ingress + egress agreement  
[Signature] 3/27/18  
Notary Signature Date

\_\_\_\_\_  
Notary Public

CORINNE K. DUDOIT  
Commission No 10-102  
Notary Public, State of Hawaii  
My commission expires May 23, 2018



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## EXHIBIT A

### GRANTOR PROPERTY- LEGAL DESCRIPTION

See attached

Commonly known as 515 - 531 N. La Grange Road, in La Grange Park, IL  
PIN(s): 15-33-315-004-0000, 15-33-315-005-0000, 15-33-315-006-0000,  
15-33-315-007-0000, 15-33-315-018-0000, 15-33-315-020-0000

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COOK COUNTY  
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The Lease Information Summary set forth above and any addendum and/or exhibit(s) attached to this Lease are incorporated into and made a part of the following Lease. Each reference in this Lease to any of the lease information set forth above means the respective information above, including all of the terms provided under the particular section of this Lease pertaining to such information. In the event of any conflict between the summary of lease information and the provisions of this Lease, the latter shall control. All section references in this summary refer to the sections of the Lease where such provision is described.

**TENANT:**

Koko Marina West, LLC

**LANDLORD:**

1512 LG, LLC

By: 1512 Partners, an Illinois general partnership

By: SP Rempas, Manager  
Steven P. Rempas, DDS, Manager

By: \_\_\_\_\_  
Baxter Phillip, General Partner

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## EXHIBIT "A" Legal Description

File No.: 2016-00612-PT

### PARCEL 1:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE 224.15 FEET NORTHERLY ALONG THE EASTERLY LINE OF FIFTH AVENUE, FROM THE INTERSECTION OF SAID EASTERLY LINE OF FIFTH AVENUE, WITH THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID; THENCE NORTH 27 DEGREES, WEST 86.4 FEET ALONG THE EASTERLY LINE OF FIFTH AVENUE TO A STONE; THENCE NORTH 68 DEGREES 40 MINUTES EAST 167.75 FEET TO AN IRON; THENCE SOUTH 21 DEGREES 15 MINUTES EAST 85.4 FEET TO AN IRON, THENCE SOUTHWESTERLY 156.8 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PREMISES; BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 33 AFORESAID, 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION; THENCE NORTH 36.1 FEET; THENCE IN A NORTHEASTERLY DIRECTION 2.4 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 39.7 FEET TO A POINT ON A LINE 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID 17.25 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST ALONG SAID LINE 17.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF SECTION 33 AFORESAID, DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING BEING A POINT ON A LINE 300 FEET DUE NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; SAID POINT BEING 36.9 FEET EAST ALONG SAID LINE OF THE POINT OF INTERSECTION OF SAID LINE WITH THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF PLATS, PAGE 45; FROM SAID POINT OF BEGINNING, RUNNING EAST ALONG SAID LINE 300 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 73.4 FEET; THENCE EAST 21 DEGREES 40 MINUTES NORTH 97.50 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 52.2 FEET; THENCE WEST 209.8 FEET TO A POINT IN THE EAST LINE OF FIFTH AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF FIFTH AVENUE, 100.6 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF 5TH AVENUE, WHICH IS 310.55 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE NORTH 68 DEGREES 40 MINUTES EAST A DISTANCE OF 67.85 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE WEST ON SAID LAST DESCRIBED LINE A DISTANCE OF 73.40 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE EASTERLY LINE OF 5TH AVENUE THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 27.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 880.3 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 THENCE RUNNING SOUTH 60 FEET ALONG SAID EAST LINE TO A POINT 388.3 FEET DUE NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST 245.7 FEET TO THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF

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**EXHIBIT "A"**  
**Legal Description**  
(Continued)

PLATS, PAGE 45, THENCE NORTHERLY ALONG SAID EAST LINE OF SMALL'S ADDITION TO LAGRANGE AFORESAID TO A POINT IN A LINE DRAWN THROUGH THE POINT OF COMMENCEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, THENCE EAST ALONG SAID LAST DEFINED LINE TO THE POINT OF COMMENCEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 12 (EXCEPT THAT PART OF LOT 12 THAT LIES EAST OF A STRAIGHT LINE THAT RUNS NORTHWESTERLY FROM A POINT ON THE SOUTH LINE OF SAID LOT 12, THAT IS 23.25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12, TO A POINT IN THE NORTH LINE OF LOT 12, THAT IS 6 FEET EAST OF THE NORTHWEST CORNER OF LOT 12) IN WILSON'S ADDITION TO LAGRANGE PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 69032, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 515-531 N. La Grange Road, La Grange Park, IL 60526

PERMANENT INDEX NO.: 15-33-315-004-0000, 15-33-315-005-0000, 15-33-315-006-0000,  
15-33-315-007-0000, 15-33-315-018-0000 and 15-33-315-020-0000

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## GRANTEE PROPERTY- LEGAL DESCRIPTION

See attached

Commonly known as 539 N. La Grange Road, in La Grange Park, IL

PIN(s): \_\_\_\_\_

Property of Cook County  
COOK COUNTY  
RECORDER OF DEEDS  
Clerk's Office

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## LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, 820.3 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 SECTION; THENCE RUNNING SOUTH ALONG SAID EAST LINE 60 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE EASTERLY LINE OF SMALL'S ADDITION TO LAGRANGE; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SMALL'S ADDITION TO LAGRANGE, TO ITS INTERSECTION WITH A LINE DRAWN WEST FROM THE POINT OF COMMENCEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID LAST MENTIONED LINE, TO THE PLACE OF BEGINNING.

PIN: 15-33-315-003-0000

COMMON ADDRESS: 539 North LaGrange Road  
LaGrange Park, IL 60526

TITLEHOLDER: Chicago Title Land Trust Company,  
Trust No. 8112 dated 09/03/1982

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## EXHIBIT B

### GRANTOR AND GRANTEE PROPERTY - AERIAL PHOTOGRAPH

See attached

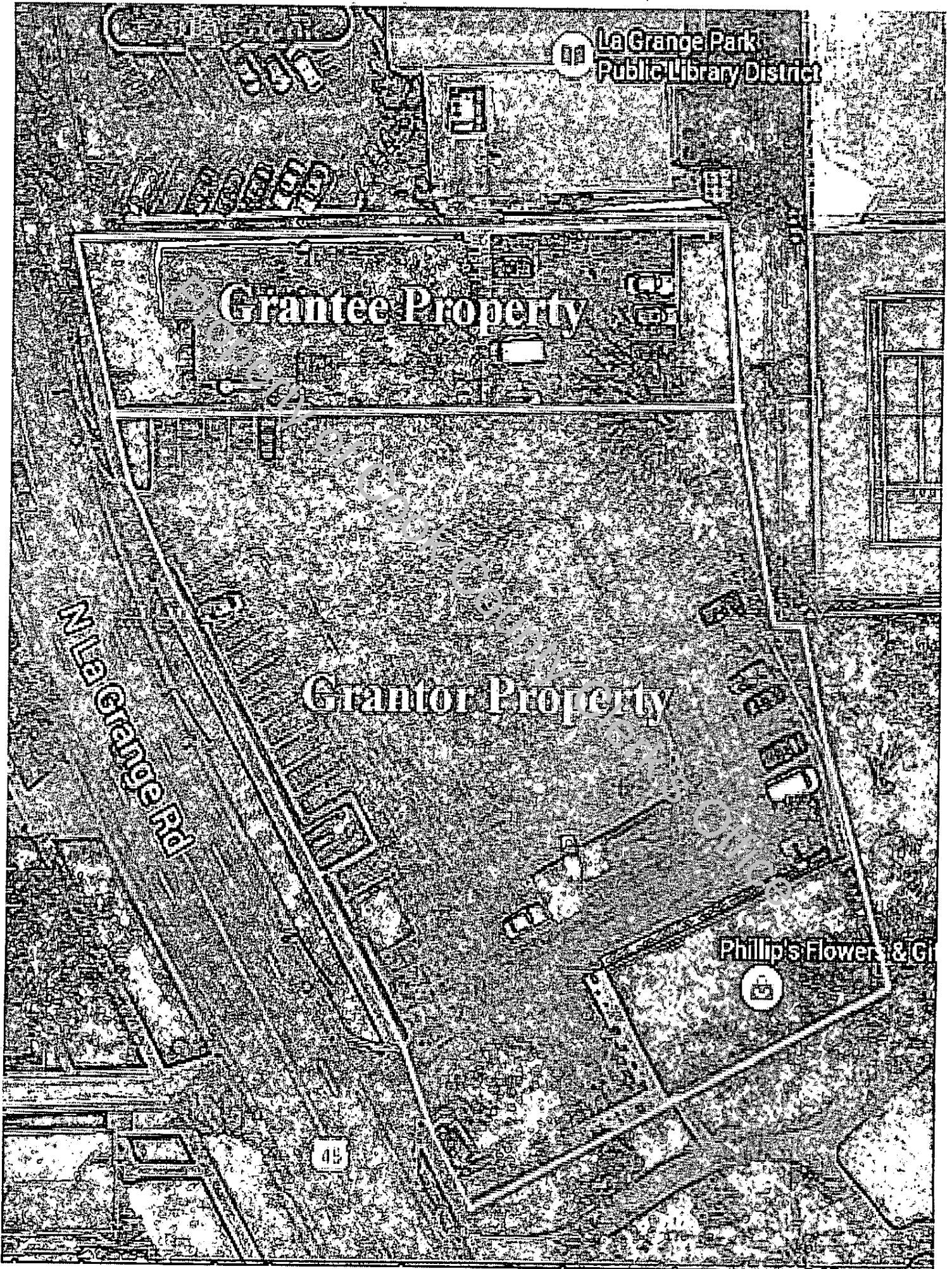
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**COOK COUNTY  
RECORDER OF DEEDS**



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## EXHIBIT B



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**EXHIBIT C**

**Parking Area**

See attached

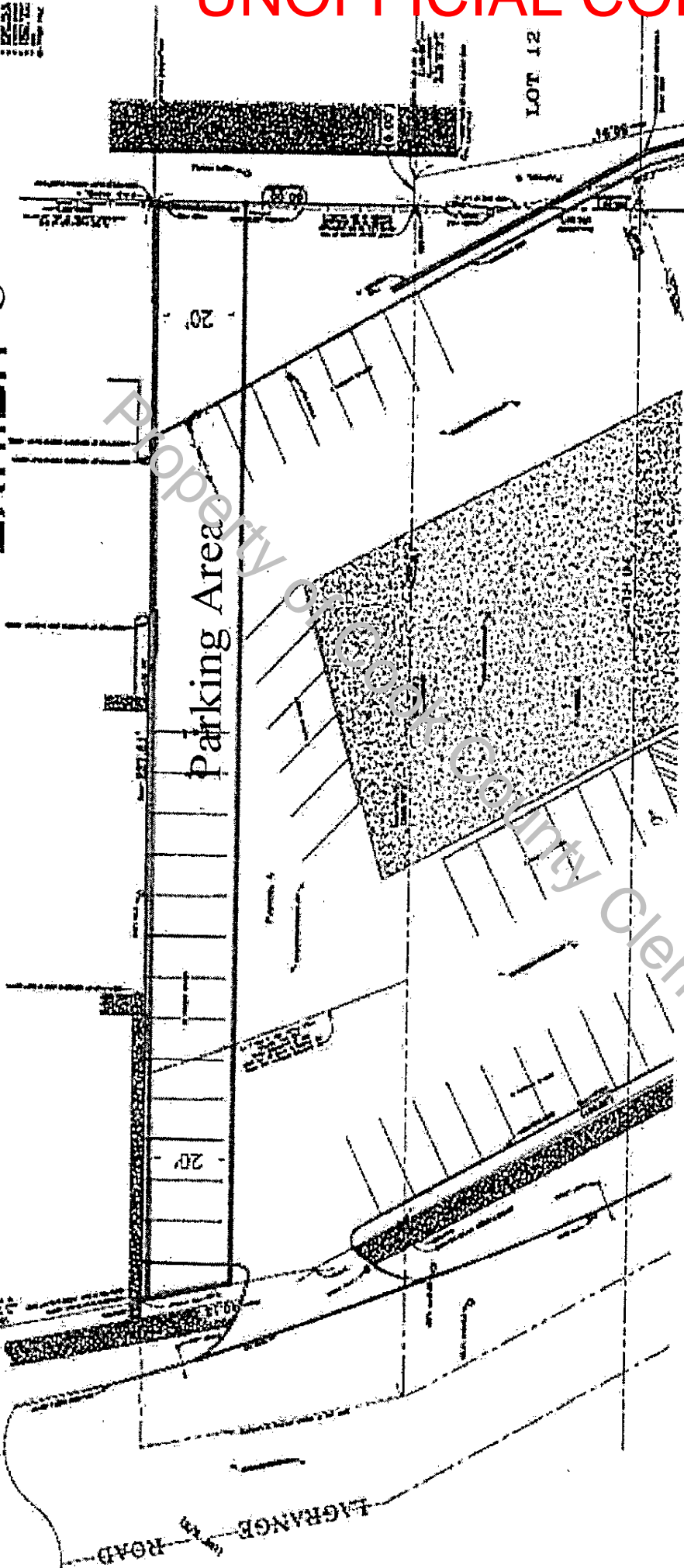
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RECORDER OF DEEDS

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ALTA/NSPS SURVEY

## EXHIBIT C



<p>THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ALTA/NSPS SURVEYING ACT, R.S. 48:271-273, AND THE ALTA/NSPS SURVEYING RULES, R.S. 48:274-276, AND THE ALTA/NSPS SURVEYING REGULATIONS, R.S. 48:277-279.</p>	
<p>DATE OF SURVEY: 10/15/2018</p>	
<p>PROJECT: [Illegible]</p>	
<p>CLIENT: [Illegible]</p>	
<p>PREPARED BY: [Illegible]</p>	
<p>CHECKED BY: [Illegible]</p>	
<p>DATE OF CHECK: [Illegible]</p>	
<p>SCALE: [Illegible]</p>	
<p>PROJECT NO.: [Illegible]</p>	
<p>SHEET NO.: [Illegible]</p>	
<p>TOTAL SHEETS: [Illegible]</p>	
<p>DATE OF PLOTTING: [Illegible]</p>	
<p>PLOTTED BY: [Illegible]</p>	
<p>APPROVED BY: [Illegible]</p>	
<p>DATE OF APPROVAL: [Illegible]</p>	
<p>PROF. NO.: [Illegible]</p>	
<p>STATE OF LA.: [Illegible]</p>	
<p>EXPIRES: [Illegible]</p>	
<p>REMARKS: [Illegible]</p>	