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This instrument prepared by:

Robert J. Di Silvestro
Di Silvestro & Associates
5231 N. Harlem Avenue
Chicago, IL 60656

Doc# 1916522025 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2019 11:15 AM PG: 1 OF 7

And after recording return to:

Imperial Realty Company
4747 West Peterson Avenue
Chicago, IL 60646
Attn: Louis Pretekin

EASEMENT TERMINATION AGREEMENT

THIS EASEMENT TERMINATION AGREEMENT ("**Agreement**") is entered into by and between BBG-RESIDENTIAL VACANT LLC, an Illinois limited liability company, of 4753 North Broadway Avenue, Chicago, Illinois 60640 ("**Grantor**"), and KLAIRMONT FAMILY ASSOCIATES, L.P., an Illinois limited partnership, of 4747 West Peterson Avenue, Chicago, Illinois 60646 ("**Grantee**"), effective as of April 8, 2019 (the "**Effective Date**").

WHEREAS, Aetna Ball & Roller Bearing Co., an Illinois corporation ("**Aetna**"), and Louis E. Pfeifer Co., and Illinois corporation ("**Pfeifer**"), entered into a certain Indenture dated January 4, 1949, which was recorded with the Cook County Recorder of Deeds on March 23, 1949, as document number 14518466 (the "**Easement**") by which Aetna granted a certain easement to Pfeifer on the real estate which is legally described on Exhibit A hereto (the "**Grantor's Property**") for the benefit of the real estate owned by Pfeifer which is legally described on Exhibit B hereto (the "**Grantee's Property**");

WHEREAS, Grantor is the current owner of most of the Grantor's Property, in fee simple, free and clear of any interest by others, and is the successor in interest to Aetna with respect to most of the property covered by the Easement, Grantee being the owner of the remainder;

WHEREAS, Grantee is the current owner of the Grantee's Property in fee simple, free and clear of any interest by others, and is the successor in interest to Pfeifer with respect to the Easement;

WHEREAS, Grantee no longer needs access to the Grantor's Property for the purposes set forth in this Easement;

WHEREAS, Grantor and Grantee desire to terminate the Easement effective as of the Effective Date.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, the above and foregoing recitals, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following:

1. The Easement is hereby forever terminated, vacated and released, in full, and of

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no further force or effect as of the Effective Date.

2. As of the Effective Date, neither Grantor nor Grantee shall have any further rights, interests, obligations or liabilities under or pursuant to the Easement.

3. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and both of which, when taken together, shall constitute one and the same instrument.

4. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. The parties hereto acknowledge that they have read the foregoing Agreement, know its contents and understand its terms and provisions, have had the opportunity to review same with their respective legal counsel and intend to be legally bound by the same.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the Effective Date.

GRANTOR:

BBG-RESIDENTIAL VACANT LLC,
an Illinois limited liability company

By: _____

Ross Beriman, Manager

JOSH BERIMAN, MANAGER

GRANTEE:

KLAIRMONT FAMILY ASSOCIATES, L.P.,
an Illinois limited partnership

By: Klairmont Brothers, Inc.,
an Illinois corporation, general partner

By: _____

Alfred M. Klairmont, President

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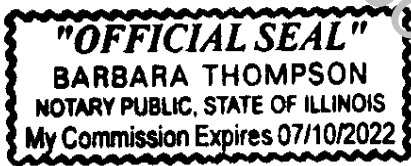
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSH REITMAN, personally known to me to be the Manager of **BBG-RESIDENTIAL VACANT LLC, an Illinois limited liability company**, and to be the same individual whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Manager he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of June, 2018

Barbara Thompson
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

The South eighteen (18) feet of the West thirty (30) feet of that part of North Kenton Avenue, now vacated, lying East of and adjoining Lots one (1) to ten (10) inclusive in Block three (3), in S. S. Hayes' Kelvyn Grove Addition to Chicago, a Subdivision of the South West Quarter (1/4) of Section twenty-seven (27), Township forty (40) North, Range thirteen (13), Ease of the Third Principal Meridian and Ease of and adjoining the Ease line of said Block three (3) produced one hundred (100) feet South, all lying South of the South line of Diversey Avenue and North of the South Line of Parker Avenue produced Ease thirty (30) feet, all in Cook County, Illinois.

Commonly known as: 4000 W. Schubert Avenue, Chicago, IL 60639

PIN: 13-27-305-021-0000

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EXHIBIT B LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

Parcel No. 1

The West thirty (30) feet of North Kenton Avenue, now vacated, lying East of and adjoining the East line of Block three (3) extended one hundred (100) feet South, in S.S. Hayes' Kelvyn Grove Addition to Chicago, a Subdivision of the South West Quarter (1/4) of Section twenty-seven (27), Township forty (40) North, Range thirteen (13) East of the Third Principal Meridian, except the South eighteen (18) feet thereof;

Parcel No. 2

lots one (1) to fifteen (15) both inclusive and twenty-five (25) to thirty-three (33) both inclusive also the North and South alley now terminated adjoining lots one (1) to ten (10) both inclusive, eleven (11) and thirty three (33); also the East and West alley now terminated adjoining lots eleven (11) to fifteen (15) both inclusive and twenty-five (25) to thirty-three (33) both inclusive all in Block three (3) in S.S. Hayes' Kelvyn Grove Addition to Chicago, a Subdivision of the South West quarter of Section twenty-seven (27), Township forty (40) North, Range Thirteen (13), East of the Third Principal meridian; except that part of lots six (6), seven (7), eight (8), nine (9) and ten and that part of and that part of a strip of land between lots six (6) to ten (10) both inclusive, and lot eleven (11) which was shown the plat of said subdivision as a private alley but which has now been terminated by the owners of all of the abutting lots as per declaration of termination recorded as document 12919799 lying West of a line nine (9) feet Westerly of the center line of the present switch track on said lots, and also lots eleven (11), twelve (12), thirteen (13), fourteen (14) and fifteen (15) but excluding from said lots eleven (11) to fifteen (15) the strip of land running East and West along the North line of said lots shown on the plat of subdivision as a private alley, all in Block three (3) in S.S. Hayes' Kelvyn Grove Addition to Chicago, a Subdivision of the South West quarter of Section twenty-seven (27), Township forty (40) North, Range Thirteen (13), East of the Third Principal meridian, all in Cook County, Illinois

PINS: Part of 13-27-301-007-0000, 13-27-301-009-0000 and 13-27-301-015-0000

Common Addresses; 4561-4601 West Diversey Avenue and 2740 North Kenton, Chicago, IL 60639