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2002245068

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RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Seyfarth Shaw LLP
601 South Figueroa Street, Suite 3300
Los Angeles, California 90017
Attn: Richard C. Mendelson, Esq.

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2020 02:08 PM PG: 1 OF 1

(Above Space for Recorder's Use Only)

8986441 JYK
CTF 10/1

RELEASE OF EASEMENT

This Release of Easement (this "Release") is made as of January 14, 2020 (the "Effective Date") by 2065 GEORGE STREET, LLC, a Delaware limited liability company ("George Street"), as successor-in-interest to INNOVEL SOLUTIONS, INC., a Delaware corporation ("Innovel"), and INDIANA HARBOR BELT RAILROAD COMPANY, an Indiana corporation ("IHB").

RECITALS:

WHEREAS, George Street, as successor-in-interest to Innovel, is the record owner of that certain real property more particularly described on Exhibit "A" (the "Property") attached hereto and incorporated herein by this reference;

WHEREAS, Innovel (as successor-in-interest to Sears Bank and Trust Company, an Illinois corporation), as grantor, and IHB, as grantee, entered into that certain Indenture, dated as of November 20, 1957, recorded on December 8, 1959 as Document No. 17730386 in the Official Records of the County of Cook, State of Illinois ("**Official Records**"), pursuant to which Innovel granted an easement to IHB for railroad purposes and for the construction, use, operation and maintenance of the railroad tracks, switches, turnouts and all necessary appurtenances over the Property as more particularly described on Exhibit "B" (the "**Easement**") attached hereto and incorporated herein by this reference; and

WHEREAS, George Street and IHB now desire to enter into this Release in order to terminate and release the Easement affecting the Property.

Box 400

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AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, George Street and IHB do hereby agree as follows:

1. Termination and Release of Easement. IHB, on behalf of itself, its successors and assigns, hereby terminates and releases the Easement, and all right, title and/or interest therein, and the Easement affecting the Property shall be of no further force or effect. This Release shall be for the benefit of the Property, and any successor owners of the Property.

2. Successors and Assigns. This Release shall run with the land herein described, and be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors in interest and assigns.

3. Miscellaneous. The Recitals to this Release are hereby incorporated herein and made a part hereof by this reference. To facilitate execution, this Release may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Release to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto.

[Signatures on following pages]

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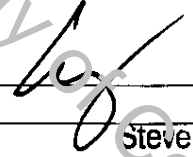
IN WITNESS WHEREOF, George Street and Indiana Harbor have executed this Release as of the day and year first above written.

GEORGE STREET:

2065 GEORGE STREET, LLC,
a Delaware limited liability company

By: 2065 George Street Holding, LLC,
a Delaware limited liability company
its sole Member and Manager

By: LBA Fund VI-MM Industrial, LLC,
a Delaware limited liability company
its sole Member and Manager

By: 
Name: _____
Title: Steven R. Layton
Authorized Signatory

[Signatures continue on following page]

Property of Cook County Clerk's Office

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ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

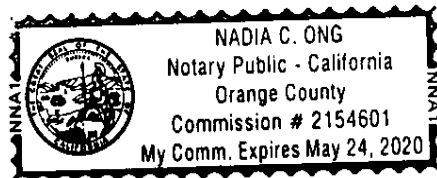
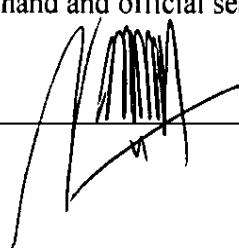
COUNTY OF Orange

On January 9, 2020, before me, Nadia C. Ong, a Notary Public, personally appeared Steven R. Layton, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

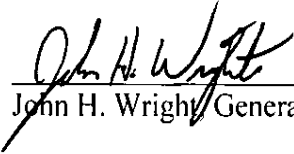


(Seal)

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IHB:

INDIANA HARBOR BELT RAILROAD COMPANY,
an Indiana corporation

By: 
John H. Wright General Manager

Property
Cook County
Recorder of Deeds
Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF INDIANA

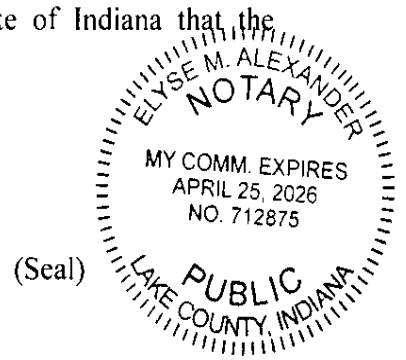
COUNTY OF LAKE

On January 14, 2020 before me, Elyse M Alexander, a Notary Public, personally appeared John Wright, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elyse M. Alexander



Notary
Release of Easement

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A STRIP OF LAND IN LOTS 2, 3 AND THE NORTH 1/2 OF LOT 4 ALL IN BLOCK 1 IN FRANKLIN FARMS SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS, SAID STRIP BEING AN IRREGULAR SHAPED PARCEL DESCRIBED AS ALL THAT LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF GEORGE STREET AS NOW PLOTTED 28 FEET SOUTHERLY OF THE NORTH LINE OF LOT 1, AS MEASURED ALONG THE EAST LINE OF GEORGE STREET AS NOW PLOTTED; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 263.37 FEET, A DISTANCE OF 66.79 FEET, MORE OR LESS, TO A POINT OF TANGENCY WITH A LINE 20 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1. THENCE EASTERLY ALONG LAST DESCRIBED PARALLEL LINE, DISTANCE OF 450.73 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 250.79 FEET, A DISTANCE OF 201.53 FEET, MORE OR LESS, TO A POINT OF TANGENCY WITH A LINE 18 FEET AS MEASURED PERPENDICULARLY SOUTHWEST OF A PARALLEL TO THE EASTERLY LINE OF LOT 1; THENCE SOUTHEASTERLY ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 744.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 241.79 FEET A DISTANCE OF 184.77 FEET, MORE OR LESS, TO A POINT OF TANGENCY WITH A LINE 18 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 3 IN ABOVEMENTIONED SUBDIVISION;

THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 124.27 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 241.79 FEET, A DISTANCE OF 380.35 FEET, MORE OR LESS TO A POINT OF TANGENCY IN THE SOUTH LINE OF THE NORTH HALF OF LOT 4 IN SAID SUBDIVISION, SAID POINT OF TANGENCY BEING THE TERMINUS OF DESCRIBED LINE AND IS 260.39 FEET WESTERLY AS MEASURED ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 4 FROM THE SOUTHEAST CORNER OF SAID LOT 4.

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EXCEPTING THAT PART OF THE NORTH HALF OF LOT 4 LYING EASTERLY OF A LINE BEING AN ARC OF CIRCLE LYING 18 FEET SOUTHEASTERLY AS MEASURED RADIALLY FROM AND CONCENTRIC TO THE LAST DESCRIBED ARC AND WESTERLY OF A LINE LYING 18 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTH HALF OF SAID LOT 4.

PIN: 12-34-402-011-0000

2065 George St.
Niles Park, IL 60160

COOK COUNTY
RECORDER OF DEEDS

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UNOFFICIAL COPY**EXHIBIT B****LEGAL DESCRIPTION OF EASEMENT**

A strip of land in Lot One (1) (West of Minneapolis, St. Paul and Sault Ste. Marie RR), Lot two (2), Lot Three (3), and the North Half (N 1/2) of Lot Four (4) in Block One (1) in Franklin Farms, being a subdivision of the North Half (N 1/2) of the Southeast Quarter (SE 1/2) and the West Half (W 1/2) of the Southwest Quarter (SW 1/2) of the Northeast Quarter (NE 1/2) and the Northwest Quarter (NW 1/2) of Section Thirty-Four (34), Township Forty (40) North, Range Twelve (12) East of the Third Principal Meridian, lying south of the Indian Boundary Line in Cook County, Illinois, said strip being an irregular shaped parcel described as all that lying north and east of the following described line:

Beginning at a point on the East Line of George Street as now platted twenty-eight (28) feet southerly of the North Line of Lot One (1), measured along the East Line of George Street as now platted.

Thence northeasterly along an arc of a circle convex to the northwest having a radius of Two Hundred Sixty-three and Thirty-seven Hundredths (263.37) feet, a distance of Sixty-six and Seventy-nine hundredths (66.79) feet, more or less, to a point of tangency with a line Twenty (20) feet south of and parallel to the North Line of Lot One (1). Thence easterly along last described parallel line, a distance of Four Hundred Fifty and Seventy-three Hundredths (450.73) feet to a point of curve. Thence southeasterly along an arc of a circle convex to the northeast having a radius of Two Hundred Fifty and Seventy-nine Hundredths (250.79) feet, a distance of Two Hundred One and Fifty-three Hundredths (201.53) feet, more or less, to a point of tangency with a line Eighteen (18) feet as measured perpendicularly southwest of and parallel to the easterly line of Lot One (1) as described.

Thence southeasterly along last described parallel line, a distance of Seven Hundred Forty-four and Eighty Hundredths (744.80) feet to a point of curve, thence southeasterly along an arc of a circle convex to the northeast having a radius of Two Hundred Forty-one and Seventy-nine Hundredths (241.79) feet, a distance of One Hundred Eighty-four and Seventy-seven Hundredths (184.77) feet, more or less, to a point of tangency with a line Eighteen feet west of and parallel to the east line of Lot 3 in abovementioned subdivision.

Thence south along last described parallel line, a distance of One Hundred Twenty-four and Twenty-seven Hundredths (124.27) feet to a point of curve, thence southwesterly along an arc of a circle convex to the southeast having a radius of Two Hundred Forty-one and Seventy-nine Hundredths (241.79) feet, a distance of Three Hundred Eighty and Thirty-five Hundredths (380.35) feet, more or less, to a point of tangency in the south line of the North Half of Lot Four (4) in said subdivision. Said point of tangency being the terminus of described line and is Two Hundred Sixty and Thirty-nine Hundredths (260.39) feet westerly as measured along the south line of the North Half of Lot Four (4) from the southeast corner of said North Half of Lot Four (4).

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Excepting that part of the North Half of Lot Four (4) lying easterly of a line being an arc of a circle lying Eighteen (18) feet southeasterly as measured radially from and concentric to the last described arc and westerly of a line lying Eighteen (18) feet west of and parallel to the East Line of the North Half of said Lot Four (4).

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