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2024110075

Doc# 2024110075 Fee \$88.00

PREPARED BY AND WHEN RECORDED RETURN TO:

Eileen Sethna
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 02:11 PM PG: 1 OF 3

TERMINATION OF DECLARATION

THIS TERMINATION OF DECLARATION OF EASEMENTS is dated as of July 20, 2020 and is made by LAKE LATHROP PARTNERS LLC, an Illinois limited liability company ("Lake Lathrop Partners"), whose address is 1525 W. Homer St., Suite 401, Chicago, Illinois 60642.

RECITALS

A. Lake Lathrop Partners is the current owner of certain real property identified on Exhibit A attached hereto (the "Property");

B. The Property is affected by and subject to that certain Declaration dated September 16, 1985, recorded October 7, 1985 as Document Number 85221967, in the Office of the Cook County Recorder of Deeds (the "Declaration"). The Declaration granted access and use rights to certain facilities located on the Property and as more particularly described therein.

C. Lake Lathrop Partners is now the fee owner of all the Property described within the Declaration and hereby acknowledges and agrees that (i) it no longer has use for the easements created by the Declaration, and (ii) it wishes to terminate the Declaration in its entirety.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lake Lathrop Partners does hereby terminate the Declaration, and Lake Lathrop Partners hereby declares all rights and easements created thereby, including without limitation, any easement rights described therein, terminated, released and abrogated with respect to the Property.

This agreement shall be construed and enforced in accordance with the internal laws of the State of Illinois. This agreement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by Lake Lathrop Partners and their respective legal representatives, successors and assigns.

[Signatures Appear on the Following Page]

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IN WITNESS WHEREOF, the undersigned has executed this Termination of Declaration as of the date first written above.

LAKE LATHROP PARTNERS LLC,
an Illinois limited liability company

By: MK Manager Corp., an Illinois corporation,
its Manager

By: _____

F. Martin Paris, Jr., President

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that F. Martin Paris, Jr., the President of MK Manager Corp., an Illinois corporation as the Manager of Lake Lathrop Partners LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of July, 2020

Notary Public

My Commission Expires: 10-19-21

OFFICIAL SEAL
LUTANYA R. SHEPARD
Notary Public - State of Illinois
My Commission Expires 10/19/2021

[Signature page to Termination of Declaration]

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EXHIBIT A

Exhibit "A" - Lots 1, 2 and 3, taken as a tract, (except the West 66.50 feet thereof) in Block 3 in Suburban Home Mutual Land Association in River Forest, being a Subdivision in the East 1/2 of the Northwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Exhibit "B" - The West 66.50 feet of Lots 1, 2, and 3, taken as a tract, in Block 3 in Suburban Home Mutual Land Association Subdivision in River Forest, being a Subdivision in the East 1/2 of the Northwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Exhibit "C" - The South 64 feet of Lots 1, 2, and 3 taken as a tract, in Block 3 in Suburban Home Mutual Land Association Subdivision in River Forest, being a Subdivision in the East 1/2 of the Northwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
