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BUPD Law – M. Perez
225 W. Illinois Street Suite 300
Chicago, IL 60654



2123919039

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/27/2021 11:48 AM PG: 1 OF 7

Property of Cook County Clerk's Office

CROSS ACCESS/COMMON DRIVEWAY/CROSS PARKING AGREEMENT

UNOFFICIAL COPY**Cross Access / Common Driveway /
Cross Parking
Agreement****Cross Access / Common Driveway / Cross Parking Agreement**

This cross access / common driveway / cross parking agreement (the "Agreement") is hereby made on this date August 13, 20 2021; between Owner #1 and Owner #2.

Owner 1:

6677 N Lincoln LLC
Name
6677 N Lincoln # 235
Address
Lincolnwood, Il. 60712
City, State, Zip Code
Cook
County

Owner 2:

6699 N Lincoln LLC
Name
6677 N Lincoln # 236
Address
Lincolnwood, Il. 60712
City, State, Zip Code
60712
County

Recitals

- A. 6677 N Lincoln LLC, is the owner of real property more fully described on Exhibit "A" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. 6699 N Lincoln LLC is the owner of real property more fully described on Exhibit "B" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property (**Parcel 1** and **Parcel 2**) for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights, and for all other uses expressly contemplated by this agreement;
- D. The parties agree that these mutual easements will be defined, at a minimum, by the designated areas in Exhibit "C" (property layout with hatched areas) for **Parcel 1** and Exhibit "D" for **Parcel 2** (property layout with hatched areas). These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. Granting of Easements

- 1.1 **Cross Access Easement.** The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.2 **Common Driveway Easement.** The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3 **Cross Parking Easement.** The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.

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2. Maintenance

2.1 Maintenance of Easement Areas. Each party, at its sole cost and expense, shall maintain and keep the easements areas in a commercially reasonable condition and state of repair.

3. Mutual Indemnities

3.1 Indemnity. Each party held by this Agreement will indemnify, defend, and hold harmless the other for, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the Easements Areas, unless caused by negligence or willful misconduct.

4. Run with the Land

4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2, and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 or Parcel 2 during their respective ownership.

5. Modification

5.1 The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Parcel 1:

Signature

STEVE SIEGEL F02 6677N LINCOLN LLL

Printed Name

Member Manager

Title

State of IL

County of LAKE

The foregoing instrument was signed before me, the undersigned Notary Public, this 18TH day of AUGUST, 20 21 by STEVE SIEGEL

Notary Public Michael R Keck



Parcel 2:

Signature

STEVE SIEGEL F02 6677N LINCOLN LLL

Printed Name

Member Manager

Title

State of IL

County of LAKE

The foregoing instrument was signed before me, the undersigned Notary Public, this 18TH day of AUGUST, 20 21 by STEVE SIEGEL

Notary Public Michael R Keck



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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 15 (EXCEPT THE NORTHWESTERLY 10 FEET) AND ALL OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 2 IN LINCOLN GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common Address: 6677 N. Lincoln Avenue, Lincolnwood, Illinois 60712

PINs: 10-35-301-030-0000
10-35-301-031-0000
10-35-301-046-0000
10-35-301-066-0000

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LOTS 12, 13,14 AND THE NORTHWESTERLY 10 FEET OF LOT 15 IN BLOCK 2 IN LINCOLN AVENUE GARDNES, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6699 N. Lincoln Avenue, Lincolnwood, Illinois 60712.

PINS: 10-35-301-044-0000

10-35-301-045-0000

Property of Cook County Clerk's Office

MAYRS ARCHITECTS, INC.
11000 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60648
TEL: 773-424-8222

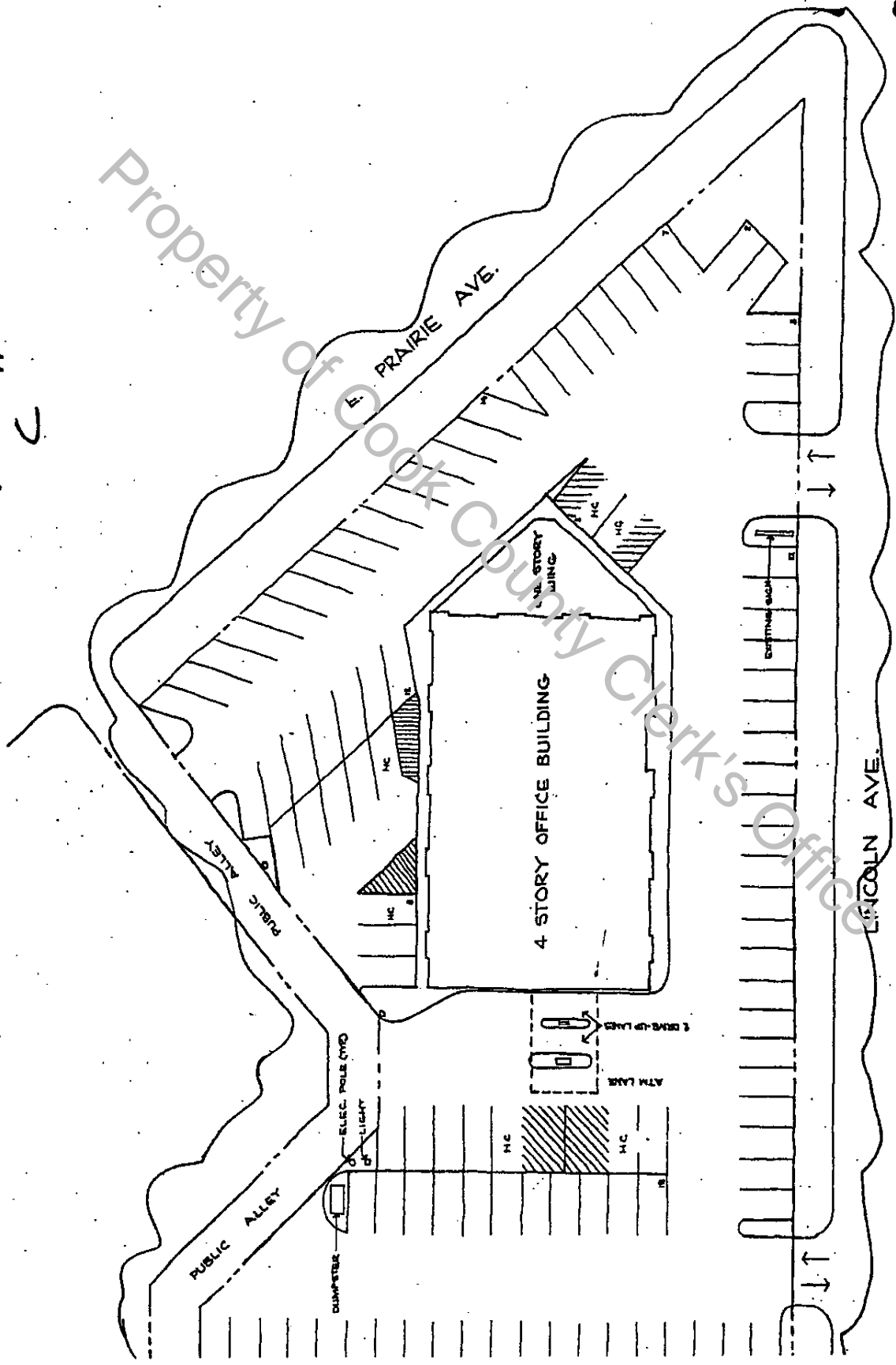
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ALBANY BANK AND TRUST
11000 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60648
TEL: 773-424-8222

DATE: 11/11/11
BY: [Signature]
JOB NO. 11000N
SHEET NO. 6 OF 7

EXHIBIT
" C "

Property of Cook County Clerk's Office



PARKING
47 SPACES
105 TOTAL SPACES

E. PLAN
1" = 20' 0"
NORTH

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6899 N. LINCOLN AVE.
1ST FLOOR
LINCOLNWOOD, IL
MITSUBISHI & BUICK
BUILDING RENOVATION

PROPERTY OWNER: MITSUBISHI & BUICK BUILDING RENOVATION
PROJECT: RENOVATION OF 1ST FLOOR AND 1ST FLOOR DRIVEWAY
DATE: 11/15/2017
SCALE: AS SHOWN
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

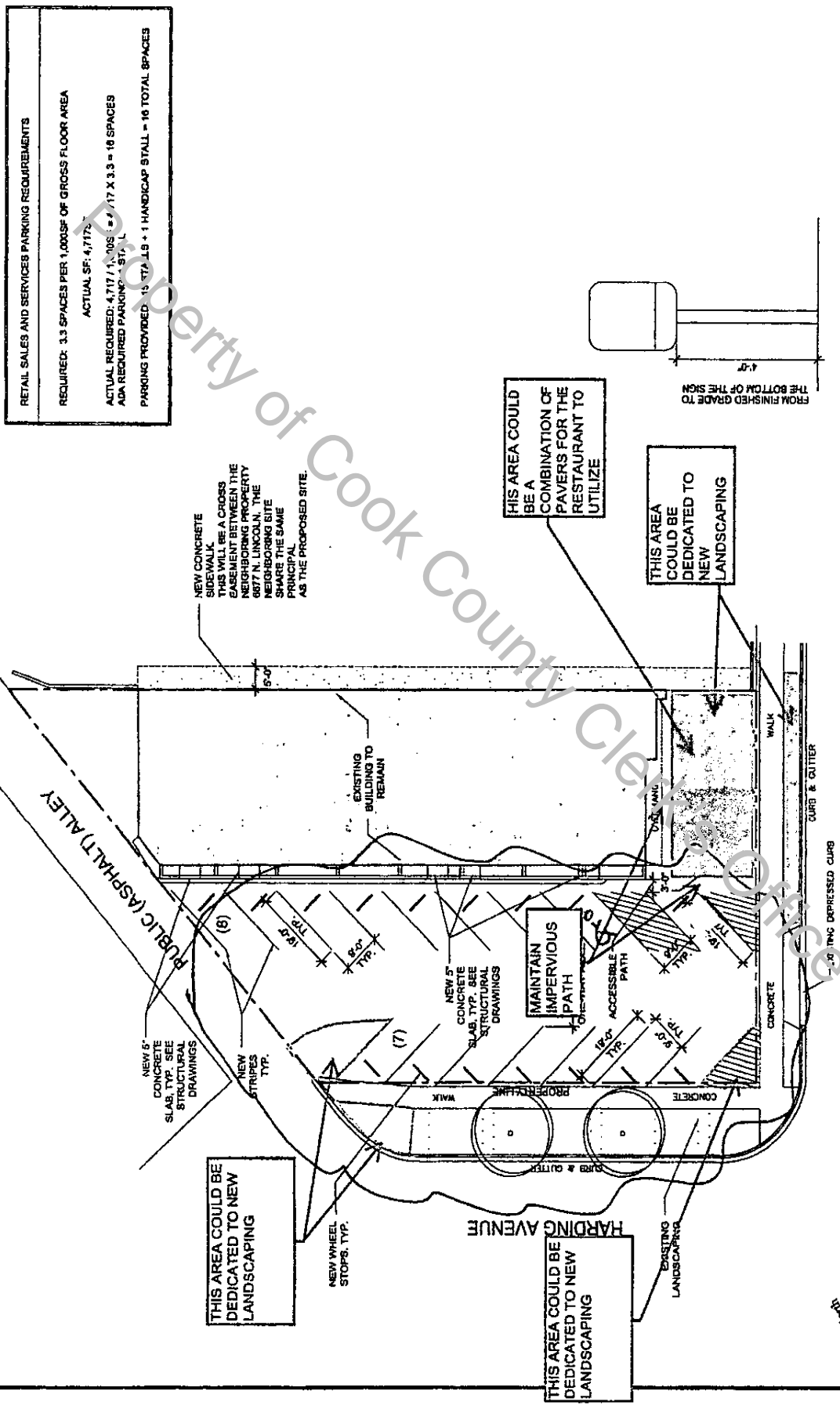
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/17
2	ISSUED FOR REVIEW	11/15/17
3	ISSUED FOR REVIEW	11/15/17

TECHNOLOGICAL

PROPOSED SITE PLAN
SCALE: AS SHOWN
DATE: 11/15/2017
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

A1.5

EXHIBIT "D"



B-1.5 HANDICAP SIGN
NOT TO SCALE

A-1.5 PROPOSED SITE PLAN
SCALE 1/32" = 1'-0"

