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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2021 02:29 PM PG: 1 OF 17

STATE OF ILLINOIS } COUNTY } ss.

41059372 3 of 3

I, (print name) Andrea Crowley being duly sworn, state that I have access to the copies of the attached document(s) (state type(s) of document(s)) Reciprocal Easement Agreement

as executed by (name(s) of party(ies)) City of Calumet City and Ingalls Health Ventures, Ingalls Memorial Hospital

My relationship to the document is (ex. - Title Company, agent, attorney) Attorney

I state under oath that the original of this document is lost, or not in possession of the party needing to record the same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original

Affiant has personal knowledge that the foregoing statements are true.

Signature ATC

Date 9-3-2021

Subscribed and sworn to before me this 3 day of September, 2021

Notary Public Samantha Cascio



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**THIS DOCUMENT PREPARED BY
AND WHEN RECORDED MAIL TO:**

GRIFFIN & GALLAGHER, LLC
10001 S. ROBERTS ROAD
PALOS HILLS, ILLINOIS 60465

RECIPROCAL EASEMENT AGREEMENT

Dated as of March 26, 2021

LEGAL DESCRIPTION

See Exhibits A, B and C for legal description of Real Property in Cook County, Illinois.
See Exhibit D depicting *The Easement Premises*.

COMMON ADDRESS:

Parcel I:

See Exhibit A

1700 Torrence Avenue, Calumet City, IL 60409 (collectively hereinafter the "South Building")

Parcel II:

See Exhibit B

1700 Torrence Avenue, Calumet City, IL 60409 (collectively hereinafter the "North Building")

Parcel III:

See Exhibit C

1600 Torrence Avenue, Calumet City, IL 60409 (collectively hereinafter the "Southeast Building")

PINs:

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RECIPROCAL EASEMENT AGREEMENT

This *Reciprocal Easement Agreement* (hereinafter "Reciprocal Easement Agreement" or "Reciprocal Easement" or "Agreement") is made by and between INGALLS HEALTH VENTURES previously known as I.H.I., aka Ingalls Memorial Hospital (hereinafter sometimes referred to as "INGALLS") and CALUMET CITY (hereinafter sometimes referred to as "CALUMET CITY").

RECITALS

The following recitals of fact are a material part of this instrument:

A. Ingalls is the Owner(s) of that certain tract of land legally described on the attached Exhibit A and hereinafter referred to as "**Parcel 1**".

B. Calumet City is the Owner(s) of that certain tract of land legally described on the attached Exhibit B and hereinafter referred to as "**Parcel 2**".

C. Ingalls is the Owner(s) of that certain tract of land legally described on the attached Exhibit C and hereinafter referred to as "**Parcel 3**".

D. Ingalls and Calumet City collectively are the Owner(s) of certain tracts of land depicted on the Plat and comprised of the existing drive aisles, pedestrian walkways, garbage enclosure, and land containing the existing storm-water drainage facilities, pipes and equipment "**The Easement Premises**".

E. Ingalls wishes to grant and Calumet City wishes to receive a perpetual nonexclusive access easement across and over Parcel 1 and Parcel 3 for reasonable access to **Parcel 2** (hereinafter "Cross Access Easement") over and across the existing drive aisles and pedestrian walkways currently depicted on the attached Plat (Exhibit D).

F. Calumet City wishes to grant and Ingalls wishes to receive a perpetual nonexclusive access easement across Parcel 2 for reasonable access to Parcel 1 and Parcel 3 over and across existing drive aisles and pedestrian walkways currently depicted on the attached Plat (hereinafter "Cross Access Easement").

G. Calumet City wishes to grant and Ingalls wishes to receive a perpetual nonexclusive easement for access to and the storage of garbage in the Garbage Enclosure located upon Parcel 2 (hereinafter "Garbage Easement") as depicted on the attached Plat. Parcel 3 does not and shall not have the right to use the Garbage Easement.

H. Ingalls and Calumet City collectively wishes to grant and receive a perpetual reciprocal non-exclusive cross access easement for pedestrian and vehicular ingress and egress and private utility and storm-water drainage on, upon, over, to and across **The Easement Premises**, for their mutual benefit, their successor(s), heir(s) and/or assign(s), and specifically including their owner(s), invitee(s), guest(s), tenant(s), licensee(s), employee(s), member(s), manager(s), director(s), shareholder(s), and contract purchaser(s).

I. **The Easement Premises** consist(s) of certain improvements including, a garbage enclosure, private utility and storm-water drainage, concrete walkways, landscaping, and asphalt pavement drive(s) (collectively the "Improvements").

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J. *Parcel 1* is presently improved with one (1) – 1 Story Commercial Building, concrete walk(s), parking stall(s), ingress and egress asphalt pavement drive(s), storm-water drainage and utility easements.

K. *Parcel 2* is presently improved with one (1) – 1 Story Commercial Building, a garbage enclosure, concrete walk(s), parking stall(s), ingress and egress asphalt pavement drive(s), storm-water drainage and utility easements.

L. *Parcel 3* is currently improved with one (1)- 1 Story Commercial Building, parking stall(s), concrete walk(s), ingress and egress asphalt pavement drive(s), storm-water drainage and utility easements.

M. *Parcel 1, Parcel 2, and Parcel 3* abut and are contiguous to one another.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following grants, uses, non-exclusive and exclusive easements, agreements, covenants and restrictions are hereby made:

1. **RECITALS.** The foregoing Recitals and all Exhibits attached hereto are true and correct and are incorporated herein by this reference and made a part hereof.

N. **GRANT OF NON-EXCLUSIVE CROSS ACCESS EASEMENT.** Ingalls and Calumet City collectively grants and receives a perpetual reciprocal non-exclusive cross access easement for pedestrian and vehicular ingress and egress on, upon, over, to and across the asphalt drive(s) and pedestrian walkways located on Parcel 1 and Parcel 2, and Parcel 3 as depicted on the Plat as attached for their mutual benefit, their successor(s), heir(s) and/or assign(s), and specifically including their owner(s), invitee(s), guest(s), tenant(s), licensee(s), employee(s), member(s), manager(s), director(s), shareholder(s), and contract purchaser(s).

2. **GRANT OF NON-EXCLUSIVE GARBAGE EASEMENT.** Calumet City hereby grants and Ingalls hereby receives a perpetual non-exclusive access easement across Parcel 2, for reasonable access to and use of the Garbage Enclosure located upon Parcel 2, legally described on Exhibit B and depicted and identified on Exhibit D (the "Garbage Easement"). **Parcel 3 does not benefit from this Garbage Easement.**

3. **GRANT OF NON-EXCLUSIVE UTILITY AND STORM-WATER EASEMENT.** Ingalls and Calumet City hereby collectively grants and hereby collectively receives a perpetual, reciprocal, reasonable non-exclusive cross-access easement for installation, repair, maintenance and replacement of their private utilities and stormwater, wherever located and their public utilities depicted and identified on Exhibit D ("Utility Work"), on, upon, over, under, to and across Parcel 1, Parcel 2 and Parcel 3 for their mutual benefit, their successors, heirs, and/or assigns. The Party requiring such Utility Work shall be solely liable for all costs to install, maintain, repair or replace its private or public utility or stormwater installed by it and for the sole benefit of its Real Estate. Further, the Party requiring such Utility Work will restore, at its sole cost, any portion of the other Party's Real Estate disturbed by its Utility Work to a condition that is substantially the same condition that existed at the time prior to the Utility Work.

4. **USE OF EASEMENT PREMISES.** Except to the extent otherwise set forth herein, exclusive use of *The Easement Premises* is not hereby granted. As long as these non-

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exclusive easements granted herein remains in effect, *The Easement Premises* shall be used for access to and non-exclusive easement to garbage disposal and storage, for access to and non-exclusive easement to private utility and storm-water drainage, and for access to and non-exclusive easement for pedestrian and vehicular ingress and egress to and from ingress-egress asphalt drive(s). *The Easement Premises* shall not be used in a material or substantially inconsistent manner, unless agreed to in writing by the Parties.

5. **DIVISION OF DOMINANT TENEMENT.** If Parcel 1, Parcel 2, or Parcel 3 is hereafter divided into two or more parts by separation of ownership or by lease, all parts shall enjoy the benefit of the easement hereby created and said division of the dominant tenement into two or more parts shall not be deemed an unlawful increase of burden and use of the easement may not be enjoined.

6. **PARKING.** The Owner of Parcel 1 covenants and agrees that vehicles shall not be parked on that portion of the Ingress-Egress Asphalt Drive(s) located on Parcel 1 of *The Easement Premises* so as to create an unreasonable interference with the easement granted herein. The Owner of Parcel 2 covenants and agrees that vehicles shall not be parked on that portion of the Ingress-Egress drive(s) located on Parcel 2 of *The Easement Premises* so as to create an unreasonable interference with the easements herein granted. The Parties acknowledge that portions of Parcel 1 and Parcel 2 located within *The Easement Premises* are improved with parking stalls and may be utilized by the owners of Parcel 1 and Parcel 2 respectively. There shall be no parking of oversized vehicles, vehicle storage, or long-term parking of any vehicle along the east side of Parcel 1 or Parcel 2. No Party shall have the right to use parking stalls that are located on another Party's property.

7. **SNOW REMOVAL AND LANDSCAPING.** Snow removal from the Ingress-Egress Asphalt Drive(s) and Pedestrian Walkways located within *The Easement Premises* shall be performed to remove snow when an accumulation reaches one (1) inch or more, or as agreed to by all Parties. The Parties are responsible for snow removal on the Easement Premises on their Property. Should a party fail to remove snow then the other party may remove the snow and invoice the party who failed to perform. Landscaping and grass cutting within *The Easement Premises* shall be performed and tended as required to maintain a clean and appropriate outdoor space. The Parties are responsible for grass cutting and the maintenance of landscaping on their Property. Should a party fail to maintain the landscaping or cut the grass then the other party may do so and invoice the party who failed to perform.

8. **MAINTENANCE OF THE EASEMENT PREMISES.** Ingalls and Calumet City (hereinafter the "Party" or "Parties") collectively covenant to at all times maintain, repair and/or replace *The Easement Premises*, as set forth herein, so that same is maintained in good repair according to the provisions and conditions contained herein and in a commercially useable and reasonable manner.

- a. **Utilities and Stormwater.** The Parties, their successors and/or assigns, shall at all times maintain, repair and/or replace the private or public Utilities serving their property exclusively wherever located.
- b. **Garbage Enclosure.** The Parties, their successors and/or assigns shall at all times jointly maintain, repair and/or replace the Garbage Enclosure.
- c. **Cross Access Ingress Egress Asphalt Drive(s).** The Parties, their successors and/or assigns shall at all times jointly maintain, repair and/or replace the cross-access Ingress-Egress Asphalt Drive(s) wherever located.

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Maintenance, Repair or Replacement Costs ("Costs") shall be paid within thirty (30) days after delivery of an invoice and reasonable cost documentation; provided, however, any maintenance expenses with respect to the repair of damage or additional wear to the Ingress-Egress Asphalt Drive(s) caused by extraordinary use or construction traffic to and from a party's Real Estate shall be paid solely by such party.

9. **NONCOMPETE.** Calumet City, its successors, heirs, and assigns agrees that Parcel 2, neither its land nor its improvements will be allowed to be used in any medical or health services capacity whatsoever.

10. **RESERVATION OF RIGHTS.** Each party retains the right to use that portion of The Easement Area lying within its own Real Estate for any purpose not inconsistent with the grant of this easement. Except to the extent otherwise set forth herein the Parties shall have no right to erect any structures within or upon The Easement Area or to take any other action or activity which interferes or impairs with traffic over the Ingress-Egress Asphalt Drive(s) or Pedestrian Walkways unless agreed to in writing by the other Party. Neither Party shall commit any act or omission which results in its customers or licensees parking in the other Party's designated parking stall(s) and this Agreement shall not be construed to create any parking rights to the other Party, other than as expressly allowed.

11. **FAILURE TO MAINTAIN THE EASEMENT PREMISES.** Failure by any one or more of the Party or Parties to maintain, repair or replace *The Easement Premises*, including their successors and/or assign(s) so that same is maintained in good repair according to the provisions and conditions set forth herein and in a commercially useable and reasonable manner, and upon ten (10) days advance written notice delivered by any one or more of the Parties hereto, shall be considered to have breached their covenant(s) herein (hereinafter "the Defaulting Party or Parties").

12. **SELECTION OF REMEDIES.** Failure by any one or more of the Party or Parties to perform or observe any term, covenant or provision of this Agreement, on its part or parts to be performed or observed, and such failure shall continue for a period of ten (10) days after receipt of written notice delivered by any one or more of the Party or Parties of such failure (a "Default"), the Non-Defaulting Party or Parties shall be entitled to: (a) obtain the remedy of specific performance or injunction to enforce such term or condition; (b) perform the failed term, covenant or condition under the terms hereof, including maintenance, repair or replacement of *The Easement Premises* not maintained, repaired or replaced by the Defaulting Party or Parties, without such performance being construed as a waiver of any term, covenant or condition of this Agreement; (c) bring an action against the Defaulting Party or Parties to recover the Non-Defaulting Party or Party's damages; and/or (d) pursue any other remedies available at law or in equity. Notwithstanding the foregoing, no Default hereunder by any one or more Party or Parties shall result in the termination of any easement, covenant, right or privilege created under this Agreement. In the event the Non-Defaulting Party or Parties performs the obligations of the Defaulting Party or Parties, the Non-Defaulting Party or Parties shall be entitled to immediate reimbursement from the Defaulting Party or Parties for all reasonable cost and expense incurred, together with interest on such amounts at the rate of fifteen (15%) per annum from the date incurred until the date reimbursed by the Defaulting Party or Parties. In the event the Non-Defaulting Party is not reimbursed within 30 days of notice to the Defaulting Party then the Non-Defaulting Party reserves the right to place a lien on the property of the Defaulting Party and to enforce such lien as allowed at law or in equity.

13. **DAMAGE OR DESTRUCTION OF THE EASEMENT PREMISES.** In the event of damage to, or destruction of, a portion or all of the Improvements located on or upon *The Easement Premises*, by any one or more Party or Parties, to the exclusion of any one or other Party or

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Parties, including their owners, agents, members, managers, directors, officers, employees, representatives, or contractors, and not resulting from normal wear and tear or Acts of God, then and in such event, the Party or Parties responsible for such damage to, or destruction of, a portion or all of the Improvements on or upon *The Easement Premises* shall be the Party solely, or Parties jointly and severally, liable and responsible to repair and/or replace the damaged or destroyed portion of *The Easement Premises* to the same condition as existed prior to the damage or destruction.

14. **INDEMNIFICATION.** Except to the extent the indemnified party is covered by insurance with respect thereto, each of Ingalls and Calumet City does hereby indemnify, defend and hold harmless one another and their respective successors and assigns from and against any and all liabilities, losses, claims, damages, demands, causes of action, suits, judgments, costs and expenses, including, without limitation, reasonable attorneys' fees, arising from, in connection with or relating to bodily injury, death or damage to property that arise from or out of a breach of their respective covenants and obligations under this Agreement and/or their respective acts or omissions, except to the extent caused by the acts or omissions of the indemnified party or its employees, agents, lessees, customers, invitees or licensees.

15. **INSURANCE; WAIVER OF SUBROGATION.** (a) At all times, each Party hereto shall carry and maintain, or cause to be carried and maintained, commercial general liability insurance covering injuries to persons and property on, in or about the respective Party's Property, in commercially reasonable amounts, with respect to such Party's Property. Each such policy shall name the other Party or Parties, as applicable, as an additional insured and shall provide that such other Party or Parties shall be given written notification at least thirty (30) days prior to any termination, cancellation, or material modification of such policy. Each Party hereto shall provide certificates of insurance evidencing such coverage within ten (10) days after written request, therefore. (b) Each Party hereto hereby releases every other Party hereto from any and all claims, liabilities and demands for any loss or damage to property or injury to person occurring on, in, about or to the property of the Party to the extent covered by insurance maintained by the Party, regardless of the cause, including, without limitation, the negligence of any other Party its owners, employees, agents, lessees, customers, invitees or licensees, and every Party hereto shall cause any casualty insurance policy obtained and maintained by said Party with respect to that Party's Property to contain a clause whereby the insurer waives its right(s) of subrogation. Each Party shall retain the right to self-insure thru an insurance trust or otherwise, so long as the coverage afforded meets the minimum agreed requirements.

16. **SEVERABILITY.** The invalidity or unenforceability of any covenant condition, term or provision in this Agreement shall not affect the validity and enforceability of any other covenant, condition, term or provision of this Agreement.

17. **RUNNING OF BENEFITS AND BURDENS.** All provisions of this Reciprocal Easement, including the benefits and burdens, are appurtenant to and run with the land and are binding upon and inure to the benefit of the Parties hereto and all subsequent owners, including the successor(s), heir(s) and/or assign(s), for their mutual benefit, and specifically including their owner(s), agent(s), invitee(s), guest(s), tenant(s), licensee(s), employee(s), member(s), manager(s), director(s), shareholder(s), and contract purchaser(s).

18. **TERMINATION OF COVENANT LIABILITY.** Whenever a transfer of ownership of either parcel takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminates as to the Transferor and vests in the Transferee.

19. **RELEASE OF EASEMENT.** The Parties may terminate this instrument by

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recording a written release signed by the Parties whereupon all rights, duties, and liabilities created hereby shall terminate.

20. **ATTORNEY'S FEES.** Notwithstanding any provision herein to the contrary, the prevailing Party in litigation shall be entitled to recover its reasonable attorneys' fees and court costs.

21. **CONSTRUCTION.** The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention to confer a commercially usable right of enjoyment on the Party or Parties hereto is carried out.

22. **NOTICE.** All notices shall be sent by U.S. mail to the respective address of the Owner(s) or the Registered Agent for the Company and shall be deemed given when placed in the mail. The affidavit of the person depositing the notice in the U.S. Post Office receptacle shall be evidence of such mailing. Notices may also be sent by email or facsimile. A Party may lodge written notice of change of address with the other Parties.


23. **RECORDING.** This Reciprocal Easement shall be recorded with the Cook County Recorder of Deeds, Cook County, Illinois.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, INGALLS HEATH VENTURES, has hereunto set their hands and seals this 1st day of April, 2021.

INGALLS HEALTH VENTURES

BY: 
Its: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Brian Sinotte, _____ and _____ of INGALLS HEALTH VENTURES, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 Notarial Seal this 1st day of April, 2021.


NOTARY PUBLIC



MY COMMISSION EXPIRES:

1/31/2025

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IN WITNESS WHEREOF, INGALLS HEATH VENTURES, has hereunto set their hands and seals this 1st day of April, 2021.

INGALLS HEALTH VENTURES

BY: [Signature]

Its: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Brian Sinotte, _____ and _____ of INGALLS HEALTH VENTURES, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 Notarial Seal this 1st day of April, 2021.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES:
1/31/2025

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IN WITNESS WHEREOF, [Signature] of CALUMET CITY has hereunto set his hand and seal this 8th day of April, 2021.

CALUMET CITY

[Signature] (Seal)
City of Calumet City
Mayor

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Michelle Markewitz & Val Kinkush and _____ of CALUMET CITY personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said city for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of April, 2021.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-12-2023



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EXHIBIT A

PARCEL 1

COMMON ADDRESS: 1700 TORRENCE AVENUE, CALUMET CITY, IL.

PIN:

LOT 1 IN THE NARCO RIVER BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT NUMBER 27422500 ALL IN COOK COUNTY, ILLINOIS.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:
BEING PART OF LOT 1 IN THE NARCO RIVER BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT NUMBER 27422500, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 14 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 418.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 34 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF LOT 2 IN SAID NARCO RIVER BUSINESS CENTER; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS WEST, 112.97 FEET ALONG SAID NORTH LINE EXTENDED WEST; THENCE SOUTH 00 DEGREES 13 MINUTES 13 SECONDS WEST, 139.66 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 45 SECONDS WEST, 89.59 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 03 SECONDS WEST, 35.58 FEET; THENCE SOUTH 86 DEGREES 06 MINUTES 04 SECONDS WEST, 62.99 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 15 SECONDS WEST, 36.05 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 42 SECONDS WEST, 60.22 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 51 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF SAID LOT 1, A DISTANCE OF 245.86 FEET TO SAID THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PARCEL 2

COMMON ADDRESS: 1700 TORRENCE AVENUE, CALUMET CITY, IL.

PIN: 29-24-401-028

BEING PART OF LOT 1 IN THE NARCO RIVER BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT NUMBER 27422500, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 14 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 418.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 34 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF LOT 2 IN SAID NARCO RIVER BUSINESS CENTER; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS WEST, 112.97 FEET ALONG SAID NORTH LINE EXTENDED WEST; THENCE SOUTH 40 DEGREES 13 MINUTES 13 SECONDS WEST, 139.66 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 89.59 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 03 SECONDS WEST, 35.58 FEET; THENCE SOUTH 86 DEGREES 06 MINUTES 04 SECONDS WEST, 62.99 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 15 SECONDS WEST, 36.05 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 42 SECONDS WEST, 60.22 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 51 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE OF SAID LOT 1, A DISTANCE OF 245.86 FEET TO SAID THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
CONTAINING 2.424 ACRES MORE OR LESS

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EXHIBIT C

PARCEL 3

COMMON ADDRESS:

PIN:

LOT 2 IN NARCO RIVER BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JANUARY 29, 1985, AS DOCUMENT NO. 27422500, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF PERPETUAL EASEMENT FOR RIGHT OF WAY, MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED MARCH 19, 1973 AND KNOWN AS TRUST NUMBER 54711, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED AUGUST 14, 1972 AND KNOWN AS TRUST NUMBER 44580, INGALLS HEALTH VENTURES, FORMERLY KNOWN AS I.I.I. CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED MARCH 1, 1980 AND KNOWN AS TRUST NUMBER 102490 RECORDED MAY 19, 1988 AS DOCUMENT 88214665, OVER AND UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE SOUTH 25 AND THE WEST 25 FEET OF LOT 3, AND THE NORTH 25 FEET OF LOT 2, ALL IN NARCO RIVER BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JANUARY 29, 1985, AS DOCUMENT NO. 27422500, IN COOK COUNTY.

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EXHIBIT D
DEPICTION OF THE EASEMENT PREMISES
(attached hereto and by this reference incorporated herein)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

