



Doc# 2208719008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/20/2022 09:40 AM PG: 1 OF 4

## RELEASE, ABANDONMENT AND DISCLAIMER OF EASEMENT

**THIS RELEASE, ABANDONMENT AND DISCLAIMER OF EASEMENT** (this "Release") is made this 16<sup>th</sup> day of March, 2022, by **CFLS EVERGREEN LLC**, a Delaware limited liability company ("CFLS"), having an address at 1345 Avenue of the Americas, 46<sup>th</sup> Floor, New York, New York 10105.

### RECITALS

- A. CFLS is the owner of certain real property situated in the Village of Evergreen Park, County of Cook, State of Illinois and adjacent to and benefited by and constituting the dominant estate for, the Easement Property (as defined herein) and described on Exhibit A attached hereto ("Outlot A").
- B. CFLS holds certain easement rights for ingress and egress over and across certain real property legally described in Exhibit B attached hereto ("Easement Property") pursuant to an Easement Agreement dated as of March 16, 2006, by and between Evergreen Plaza Associates I, L.P., an Illinois limited partnership, as grantor, and Evergreen Plaza Associates Limited partnership, an Illinois limited partnership ("Grantee"), as grantee, and recorded with the Cook County Recorder on March 20, 2006 as Document Number 0607916124 (the "Easement Agreement").
- C. CFLS is the successor to Grantee and also holds the fee interest in the Easement Property.
- D. CFLS desires to release, abandon and disclaim all of its right, title and interest in the easement rights in and to the Easement Property granted by the Easement Agreement.

**NOW, THEREFORE**, for ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, including the release of any and all liability related to or arising from the Easement Property, the receipt and sufficiency of all of which is hereby acknowledged, CFLS hereby forever releases, abandons and disclaims all of its right, title and interest in the easement rights in and to the Easement Property granted by the Easement Agreement. CFLS shall retain its fee interest in the Easement Property.

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

9730 South Western Avenue  
Evergreen Park, Illinois 60805

Alan J. Salle  
Honigman LLP  
39400 Woodward Avenue, Suite 101  
Bloomfield Hills, Michigan 48304

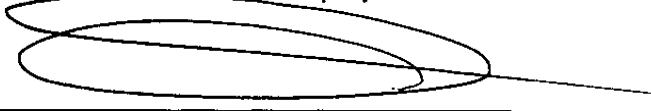
Permanent Index Number:

24-12-236-009

# UNOFFICIAL COPY

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

**CFLS EVERGREEN LLC,**  
a Delaware limited liability company

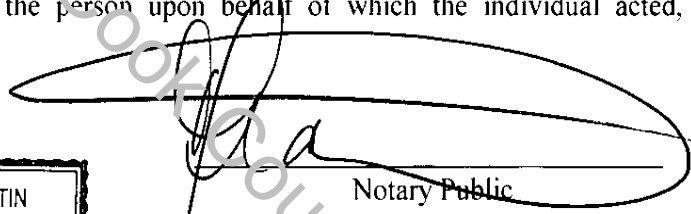
By: 

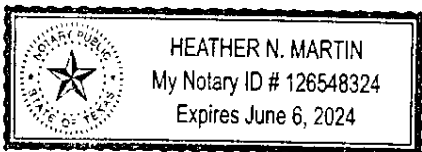
Name: Andrew Osborne

Title: Authorized Signatory

STATE OF TEXAS )  
 ) ss:  
COUNTY OF DALLAS )

On this 14 day of March, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Osborne, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



# UNOFFICIAL COPY

## Exhibit A Legal Description of Outlot A

THAT PART OF LOT 'A' (EXCEPTING THEREFROM THE NORTHERLY 10.00 FEET THEREOF TAKEN FOR THE WIDENING OF 95<sup>TH</sup> STREET) IN THE CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25<sup>TH</sup>, 1963 AS DOCUMENT NUMBER 18727016, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 'A', SAID SOUTHWEST CORNER OF LOT 'A' BEING IN THE NORTH LINE OF WEST 98<sup>TH</sup> STREET AT A POINT 880.37 FEET WEST OF THE WEST LINE OF SOUTH WESTERN AVENUE AS MEASURED ALONG SAID NORTH LINE OF WEST 98<sup>TH</sup> STREET, AND RUNNING;

THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS WEST (BASIS OF BEARING BEING ASSUMED) ALONG THE WEST LINE OF SAID LOT 'A', A DISTANCE OF 226.01 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 17.21 FEET, TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID ARC BEARING SOUTH 43 DEGREES 26 MINUTES 37 SECONDS EAST, AN ARC DISTANCE OF 8.00 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 02 DEGREES 23 MINUTES 12 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 4.49 FEET, TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID ARC BEARING SOUTH 44 DEGREES 03 MINUTES 58 SECONDS EAST, AN ARC DISTANCE OF 25.13 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 28 MINUTES 53 SECONDS EAST ALONG A STRAIGHT LINE, A DISTANCE OF 191.29 FEET, TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID ARC BEARING SOUTH 45 DEGREES 16 MINUTES 45 SECONDS EAST, AN ARC DISTANCE OF 31.58 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 02 MINUTES 23 SECONDS EAST ALONG A STRAIGHT LINE, SAID LINE BEING PARALLEL WITH AND 249.01 FEET EASTERLY OF THE WEST LINE OF LOT 'A' AFORESAID, A DISTANCE OF 183.79 FEET TO A POINT IN THE NORTH LINE OF WEST 98<sup>TH</sup> STREET AFOREMENTIONED;

THENCE NORTH 89 DEGREES 31 MINUTES 14 SECONDS WEST ALONG SAID NORTH LINE OF WEST 98<sup>TH</sup> STREET, A DISTANCE OF 249.02 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 50,782 SQUARE FEET (1.1658 ACRES) OF LAND, MORE OR LESS.

# UNOFFICIAL COPY

## Exhibit B Legal Description of the Easement Property

THAT PART OF LOT 'A' (EXCEPTING THEREFROM THE NORTHERLY 10.00 FEET THEREOF TAKEN FOR THE WIDENING OF 95<sup>TH</sup> STREET) IN THE CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25<sup>TH</sup>, 1963 AS DOCUMENT NUMBER 18727016, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 98<sup>TH</sup> STREET WITH A LINE 282.01 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 'A', SAID POINT OF INTERSECTION BEING 598.34 FEET WEST OF THE WEST LINE OF SOUTH WESTERN AVENUE AS MEASURED ALONG SAID NORTH LINE OF WEST 98<sup>TH</sup> STREET, AND RUNNING:

THENCE NORTH 00 DEGREES 02 MINUTES 23 SECONDS WEST (BASIS OF BEARING BEING ASSUMED) ALONG SAID LINE EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 'A', A DISTANCE OF 204.53 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 53.17 FEET, TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED COURSE, THE CHORD OF SAID ARC BEARING SOUTH 45 DEGREES 16 MINUTES 45 SECONDS EAST, AN ARC DISTANCE OF 31.58 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 02 MINUTES 23 SECONDS EAST ALONG A STRAIGHT LINE, SAID LINE BEING PARALLEL WITH AND 249.01 FEET EASTERLY OF THE WEST LINE OF LOT 'A' AFORESAID, A DISTANCE OF 183.79 FEET, TO A POINT IN THE NORTH LINE OF WEST 98<sup>TH</sup> STREET AFOREMENTIONED;

THENCE SOUTH 89 DEGREES 31 MINUTES 14 SECONDS EAST ALONG SAID NORTH LINE OF WEST 98<sup>TH</sup> STREET, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 6,828 SQUARE FEET LAND, MORE OR LESS.