

UNOFFICIAL COPY

CLHE 2207507AC 1 of 3 TS
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Sterling Bay, LLC
Attn: Jessica Simons
333 N. Green Street, Suite 1100
Chicago, IL 60607



Doc# 2233313020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2022 01:08 PM PG: 1 OF 7

Space Above Reserved for County Clerk's Use

TERMINATION OF EASEMENT AGREEMENT

This Termination of Easement Agreement (this "**Agreement**") is made as of this 28 day of November, 2022, by and between Alloy Property Company, LLC, a Delaware limited liability company ("**Parcel A Owner**") and 1323 W. Cortland, LLC, an Illinois limited liability company ("**Parcel B Owner**")

RECITALS

WHEREAS, Parcel A Owner is the current owner of all the real estate described in Exhibit A, attached hereto ("**Parcel A**");

WHEREAS, Parcel B Owner is the current owner of all the real estate described in Exhibit B attached hereto ("**Parcel B**");

WHEREAS, Parcel A is burdened by and Parcel B is benefitted by that certain Agreement for Easement recorded with the Cook County, Illinois Recorder of Deeds on January 12, 1998 as document 98028207 (the "**Easement Agreement**"); and

WHEREAS, Parcel A Owner and Parcel B Owner desire to terminate the Easement Agreement.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree:

1. The recitals above shall be incorporated as if fully set forth herein.
2. Effective as of the date hereof, the Easement Agreement is hereby terminated in its entirety and is of no further force or effect.

UNOFFICIAL COPY

3. This Agreement may be executed in two or more separate counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[SIGNATURES FOLLOW ON NEXT PAGE]

Property of Cook County Clerk's Office

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

UNOFFICIAL COPY

“PARCEL B OWNER”

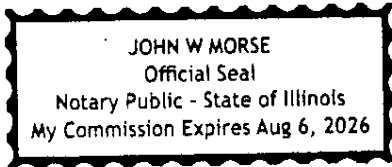
1323 W. CORTLAND, LLC, an Illinois limited liability company

By: Marilyn Labron
Name: MARILYN LABRON
Its: MANAGER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, John W. Morse, a Notary Public, in and for the State aforesaid, do hereby certify, that Marilyn Labron, as Manager of 1323 W. CORTLAND, 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 Manager, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal this 15th day of November, 2022.



John W. Morse
Notary Public

My Commission Expires:

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Agreement is executed by the undersigned as of the date first set forth above.

“PARCEL A OWNER”

ALLOY PROPERTY COMPANY, LLC,
a Delaware limited liability company

By: *Laura P. Sims*
Name: Laura P. Sims
Its: President

STATE OF TEXAS)
) §§.
COUNTY OF DALLAS)

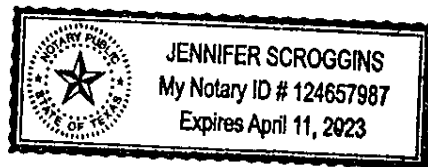
I, Jennifer Scroggins, a Notary Public, in and for the State aforesaid, do hereby certify, that Laura P. Sims, as President of ALLOY PROPERTY COMPANY, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal this 14th day of November, 2022.

Jennifer Scroggins
Notary Public

My Commission Expires:

April 11, 2023



UNOFFICIAL COPY

EXHIBIT A

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 9 THRU 11 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT 3 IN BLOCK 8 OF SAID SHEFFIELD'S ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ALONG THE NORTHEASTERLY LINES OF LOTS 10 AND 9 IN SAID BLOCK 2 (SAID NORTHEASTERLY LINES ALSO BEING THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET) A DISTANCE OF 185.17 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 9 A DISTANCE OF 22.50 FEET;

THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 10.80 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 55.22 FEET;

THENCE WESTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 178.53 FEET TO A POINT ON THE WEST LINE OF A FOREMENTIONED LOT 11 WHICH IS 133.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE;

THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 676.33 FEET, A DISTANCE OF 267.70 FEET TO A POINT 168.91 FEET (MEASURED PERPENDICULARLY) SOUTH FROM THE SOUTH LINE OF WEST CORTLAND STREET;

THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 99.97 FEET TO A POINT OF TANGENCY WITH THE EASTERLY LINE OF LAND CONVEYED BY BENJAMIN CARPENTER AND WIFE TO HENRY HAYWOOD, CHARLES I. BLOOMINGFIELD AND THOMAS BRUCE BY DEED DATED OCTOBER 23, 1858, AND RECORDED IN COOK COUNTY REGISTRY BOOK 158, PAGE 639;

THENCE NORTHWARDLY ALONG SAID EASTERLY LINE, WHICH HAS ITS NORTHERLY TERMINUS AT A POINT ON THE NORTH LINE OF LOT 3 WHICH IS 125.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, AS MEASURED ALONG SAID NORTH LINE, A DISTANCE OF 16.90 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100.00 FEET (MEASURED PERPENDICULARLY) SOUTH FROM THE AFOREMENTIONED SOUTH LINE OF WEST CORTLAND STREET;

UNOFFICIAL COPY

THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 34.16 FEET;
 THENCE SOUTHWARDLY ALONG A LINE DRAWN PARALLEL WITH THE
 AFOREMENTIONED EASTERLY LINE OF LAND CONVEYED BY THE DEED DATED
 OCTOBER 23, 1858, A DISTANCE OF 14.30 FEET;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG A CURVED
 LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX SOUTHWESTERLY AND
 HAVING A RADIUS OF 28.00 FEET, A DISTANCE OF 55.47 FEET;

THENCE EASTERLY ALONG A CURVED LINE, TANGENT TO THE LAST
 DESCRIBED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 698.83 FEET, A
 DISTANCE OF 262.32 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF
 LOT 11 WHICH IS 110.79 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT,
 AS MEASURED ALONG SAID WEST LINE;

THENCE CONTINUING ALONG THE LAST DESCRIBED CURVED LINE A
 DISTANCE OF 1.37 FEET;

THENCE EASTERLY AND SOUTHEASTERLY ALONG A CURVED LINE, CONVEX
 TO THE NORTH AND HAVING A RADIUS OF 695.50 FEET, A DISTANCE OF 184.41 FEET
 TO A POINT WHICH IS 35.36 FEET, MEASURED PERPENDICULARLY,
 SOUTHWESTERLY FROM THE AFOREMENTIONED NORTHEASTERLY LINE OF LOT
 9 IN BLOCK 2;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A
 CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE SOUTH
 AND HAVING A RADIUS OF 27.50 FEET, A DISTANCE OF 30.37 FEET;

THENCE NORTHEASTERLY ALONG A LINE TANGENT TO THE LAST
 DESCRIBED LINE, A DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING;
 IN COOK COUNTY, ILLINOIS.

Tax Parcel Numbers: 14-32-303-009-0000, 14-32-303-010-0000, 14-32-501-008-0000, 14-32-501-009-0000

Property Commonly known as: Kingsbury and Cortland, Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT B

THAT PART OF LOT 3 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE PARALLEL TO AND 133 FEET SOUTH OF THAT NORTH LINE OF SAID LOT 3 (EXCEPT THAT PART THEREFROM CONVEYED BY BENJAMIN CARPENTER AND WIFE TO HENRY HAYWOOD, CHARLES I. BLOOMFIELD AND THOMAS BRUCE BY DEED DATED OCTOBER 23, 1858 AND RECORDED IN COOK COUNTY REGISTRY BOOK 158 PAGE 639) AND (EXCEPT NORTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 14-32-303-008-0000

Property Commonly Known as: 1323 W. Cortland, Chicago, IL 60614