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This instrument was prepared by:

Bruce J. Waldman
Cohen, Salk & Hoffman, PC
630 Dundee Road, Suite 120
Northbrook, IL 60062

22 01 1394 Jm
After recording return to:
Charles F. Morrissey
Morrissey & Donahue, LLC
200 E. Randolph Street, Suite 5100
Chicago, Illinois 60601



Doc# 2236440012 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2022 10:45 AM PG: 1 OF 6

For Recorder's Office Use Only

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT (the "Release") is made and entered into this 14 day of December, 2022 by and between **SSN GROUP LLC**, an Illinois limited liability company (hereinafter referred to as "SSN") and **4340 W. 47th St. LLC**, an Illinois limited liability company (hereinafter referred to as "4340").

WITNESSETH:

The following recitals of fact are a material part of this Abrogation Agreement.

A. 4340 is the fee simple title holder of that certain parcel of real estate commonly known as 4340 West 47th Street, Chicago, Illinois 60632, legally described on **Exhibit A** attached hereto (the "**Burdened Property**") which parcel is subject to a certain Grant and Declaration of Easement dated October 31, 1988 and recorded on November 3, 1988 as Document No. 88507887 ("**Easement**") as to that certain easement parcel legally described on **Exhibit B** attached hereto (the "**Easement Parcel**").

B. SSN is the fee simple title holder of that certain parcel of real estate commonly known as 4500 West 47th Street, Chicago, Illinois 60632, legally described on **Exhibit C** attached hereto which parcel has rights and benefits under the Easement (the "**Benefited Property**").

C. Said Easement is only for the benefit of the fee simple title holder of the Benefited Property and SSN as the current and sole owner of the Benefited Property desires to release and terminate said Easement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto state as follows:

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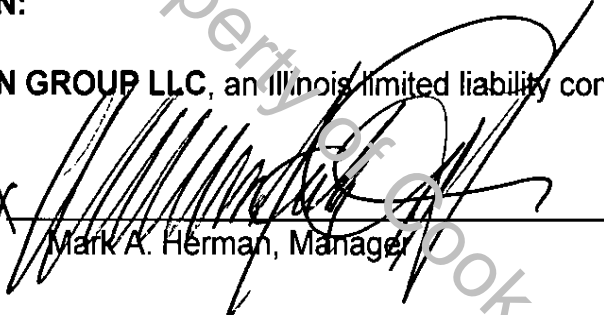
1. Recitals Incorporated by Reference. The provisions of the recital paragraphs are, by this reference, herein incorporated as if they had been set forth in the text of this Release.

2. Release of Easement. Effective as of the date of recording this Release, SSN on behalf of itself and on behalf of any and all future owners of the Benefited Property, and 4340 on behalf of itself and on behalf of any and all future owners of the Burdened Property, hereby terminate and release said Easement.

IN WITNESS WHEREOF, the parties have executed this Release as of the day and year first above written.

SSN:

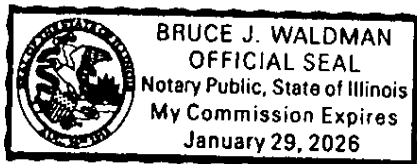
SSN GROUP LLC, an Illinois limited liability company

By: 
Mark A. Herman, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mark A. Herman**, the Manager of **SSN GROUP LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of December, 2022.

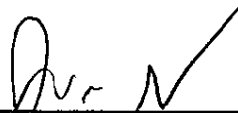



Notary Public

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4340:

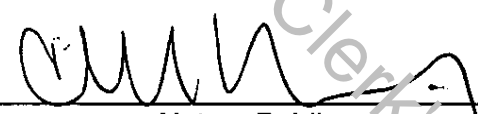
4340 W. 47th St. LLC, an Illinois limited liability company

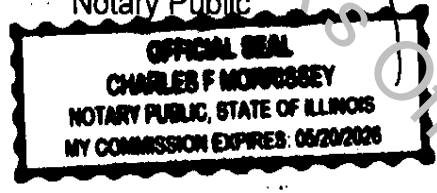
By: 
 Name: Jonathan V. Janek
 Title: Manager

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan V. Janek, the Manager of 4340 W. 47th St. LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of December, 2022.


 Notary Public



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Exhibit A

Legal Description of Burdened Property

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTH WEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, IN BOOK 67 OF PLATS, PAGE 44 ON APRIL 29, 1987; AS DOCUMENT NUMBER 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF W. 47TH STREET (SAID NORTH LINE BEING 33 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3), WITH THE WEST LINE OF S. KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 236.93 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF W. 47TH STREET, A DISTANCE OF 332.31 FEET TO AN INTERSECTION WITH A LINE 95.38 FEET WEST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 305.55 FEET TO AN INTERSECTION WITH A LINE 338.55 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF SECTION 3; THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 332.31 FEET TO AN INTERSECTION WITH SAID WEST LINE OF S. KOLIN AVENUE; AND THENCE SOUTH ALONG SAID WEST LINE OF S. KOLIN AVENUE, A DISTANCE OF 305.55 FEET TO THE POINT OF BEGINNING.

PIN: 19-03-400-200-0000

ADDRESS: 4340 W. 47th STREET
CHICAGO, IL 60632

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Exhibit B

Legal Description of Easement Parcel

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF AND THAT PART OF THE NORTHWEST QUARTER LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897, IN BOOK 67 OF PLATS, PAGE 44, AS DOCUMENT NO. 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A POINT 1.70 FEET EAST OF THE NORTH-SOUTH CENTER LINE OF SECTION 3 AND THE NORTH LINE OF W. 47TH STREET AND RUNNING THENCE WEST 97.18 FEET ALONG THE NORTH LINE OF 47TH STREET TO A POINT 95.38 FEET WEST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH A DISTANCE OF 20 FEET TO A POINT 95.38 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG A LINE 20 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 47TH STREET A DISTANCE OF 97.18 FEET TO A POINT 1.70 FEET WEST OF THE NORTH-SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING.

PIN : 19-03-400-207-0000

ADDRESS: 4340 W. 47th STREET
CHICAGO, IL 60632

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Exhibit C

Legal Description of Benefited Property

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF AND THAT PART OF THE NORTHWEST QUARTER LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897, IN BOOK 67 OF PLATS, PAGE 44, AS DOCUMENT NO. 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY READY METAL MANUFACTURING COMPANY TO CHICAGO PACKAGING COMPANY BY DEED DATED OCTOBER 20, 1988 SAID WESTERLY BOUNDARY LINE BEING A LINE 95.38 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3.

BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED SEPTEMBER 12, 1950 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ON OCTOBER 16, 1950, IN BOOK 46011, AT PAGE 124, AS DOCUMENT NO. 14927393, SAID EASTERLY BOUNDARY LINE BEING A LINE 478.07 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3.

BOUNDED ON THE NORTH BY A STRAIGHT LINE DRAWN FROM THE NORTHWEST CORNER OF SAID PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JUNE 24, 1948, AND RECORDED AS DOCUMENT NO. 14355317, TO THE NORTHEAST CORNER OF SAID PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES, OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED SEPTEMBER 12, 1950 AND RECORDED AS DOCUMENT NO. 14927393, SAID STRAIGHT LINE BEING A LINE 338.55 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3; AND

BOUNDED ON THE SOUTH BY THE NORTH LINE OF W 47TH STREET (A PUBLIC STREET), SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3.

ADDRESS: 4500 W. 47th ST., CHICAGO, IL 60632

FIN: 19-03-400-019
 19-03-400-033
 19-03-400-193
 19-03-400-201
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