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Doc#: 2307613106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 10:10 AM Pg: 1 of 3

Prepared by and Return to:

American Tower
Site No: 304416
Site Name: Streamwood-south Barringt
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Jordan Cuttle Esq.

Prior Recorded Easement Reference:

Document # 94-892694
Dated October 14, 1994
State of Illinois
County of Cook

RELEASE OF GRANT OF EASEMENT

This Release of Grant of Easement (this "**Release**") dated as of March 1, 2023, is made by **American Tower Asset Sub, LLC**, a Delaware limited liability company ("**American Tower**") in favor of **PA & J Properties, LLC**, an Illinois limited liability company, as successor in interest to Peter Vergados and Annie Vergados ("**Grantor**"). Grantor and American Tower are collectively referred to herein as the "**Parties**".

NOTICE is hereby given of the Release of the Grant of Easement as defined and described below.

- Property and Easement.** Grantor and American Tower, as successor in interest to Smart SMR of Illinois d/b/a Nextel Communications, entered into that certain Grant of Easement dated October 14, 1994 and recorded on October 18, 1994 in Cook County Recorder as document number 94-892694 (the "**Easement**"), pursuant to which American Tower was granted an ingress, egress and utility easement as described in **Exhibit A** attached hereto.
- Release.** American Tower for and in consideration of One and 00/100 Dollar (\$1.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey, release and quit-claim unto Grantor, its respective shareholders, officers, directors, managers, members, representatives, agents, servants, employees, partners, principals, parents, subsidiaries, affiliates, predecessors, guarantors, attorneys, insurers, successors and assigns, and any person or entity claiming any right derivative of it, all right, title, interest, claim or demand whatsoever American Tower, and its respective shareholders, officers, directors, managers, members, representatives, agents, servants, employees, partners, principals, parents, subsidiaries, affiliates, predecessors, guarantors, attorneys, insurers, successors and assigns, and any person or entity claiming any right derivative of it, may have acquired in, through or by that certain Easement to the premises therein described, together with all the appurtenances and privileges thereunder belonging or appertaining, situated in the County of Cook, State of Illinois.
- Termination.** The Parties agree that the Easement is hereby released and is of no further force and effect.

[END OF DOCUMENT – SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, American Tower has executed this Release of Grant of Easement as of the day and year first set forth above.

American Tower Asset Sub, LLC,
a Delaware limited liability company

Signature: Jennifer Bernazani-Ludlum
Print Name: Jennifer Bernazani-Ludlum
Title: Senior Counsel
Date: 3/1/2023

Property of Cook County Clerk's Office

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

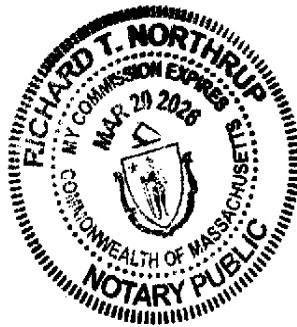
County of Middlesex

On this 1 day of March, 2023, before me, the undersigned Notary Public, personally appeared Jennifer Bernazani-Ludlum, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
Print Name: _____
My commission expires: _____

[SEAL]



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EXHIBIT A

Ingress, Egress and Utility Easement

THAT PART OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET (EXCEPT THE NORTH FOUR HUNDRED TWENTY EIGHT AND NINE TENTHS (428.9) FEET THEREOF) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY FOUR (34), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST FOUR HUNDRED SIXTEEN (416) FEET OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SAID SECTION THIRTY FOUR (34) WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 12080573; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY, TWO HUNDRED SIXTY FOUR AND NINETY ONE HUNDREDTHS (264.90) FEET; THENCE NORTHERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID RIGHT OF WAY, ONE HUNDRED NINETY AND SEVENTEEN ONE HUNDREDTHS (190.17) FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID RIGHT OF WAY ONE HUNDRED NINETY THREE AND TWENTY THREE ONE HUNDREDTHS (193.23) FEET MORE OR LESS TO THE EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET; THENCE SOUTH ON EAST LINE OF SAID WEST FOUR HUNDRED SIXTEEN (416) FEET, TWO HUNDRED THREE AND TWENTY TWO ONE HUNDREDTHS (203.22) FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 50 W. Higgins Road, South Barrington, IL 60010-9321
PINS: 01-34-300-006-0000

Cook County Clerk's Office