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Firsel Ross Gussis & Alexander LLC
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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2024 02:44 PM PG: 1 OF 4

Above Space for Recorder's Use

**TERMINATION AND RELEASE OF
DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS**

THIS TERMINATION AND RELEASE OF DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS (this "Termination") is dated as of this 14th day of February, 2024, by **1901 ROSELLE (SCHAUMBURG) DY, LLC**, a Delaware limited liability company (successor-in-interest to Chatham Centre, LLC ("Prior Owner"), an Illinois limited liability company ("Owner").

WHEREAS, Prior Owner entered into and recorded that certain Declaration of Easements, Restrictions and Covenants dated December 1, 2006, which was recorded on December 6, 2006, in the Recorder of Deeds of Cook County, Illinois as Document No. 0634042179 (the "Declaration") and encumbers the real property described in **Exhibit A** attached hereto and incorporated herein (the "Property");

WHEREAS, Owner is the sole fee simple owner of the Property and the current "Declarant" under the Declaration; and

WHEREAS, Owner desires to terminate the Declaration, revoke the easements, covenants and restrictions thereunder and release the Property from the Declaration and the easements, covenants and restrictions thereunder, effective immediately upon recording of this Termination as specified below.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner agrees as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. Owner confirms its agreement and consent to terminate the Declaration, revoke the easements, covenants and restrictions thereunder and release the Property and any and all other real or personal property from the easements, covenants and restrictions of the Declaration, effective immediately upon the recording of this Termination in the Recorder of Deeds of Cook County, Illinois.

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FEDERAL NATIONAL TITLE

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3. Upon recording of this Termination in the Recorder of Deeds of Cook County, Illinois, (a) the Declaration shall terminate, (b) the easements, covenants and restrictions thereunder shall be revoked, (c) the Property and any and all other real or personal property shall be released from the easements, covenants and restrictions of the Declaration, and (d) fee simple title to the Property as legally described on Exhibit A shall remain vested in Owner.

4. All capitalized terms used in this Termination but not defined herein shall have the meaning ascribed to the term in the Declaration.

(Signature page follows)

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IN WITNESS WHEREOF, Owner has executed this Termination on the date first set forth above.

OWNER:

1901 ROSELLE (SCHAUMBURG) DY, LLC, a Delaware limited liability company

By: Washington Corners 1, Inc.,
an Illinois corporation

Its: Manager

By: *Dwight Yackley*
Name: Dwight Yackley
Title: President

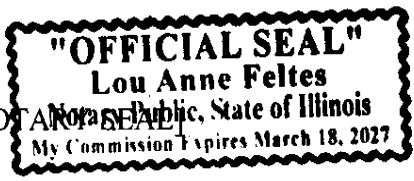
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ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF *Kane*

I, *LOU ANNE FELTES*, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dwight Yackley, the President of Washington Corners 1, Inc., an Illinois corporation and the Manager of 1901 Roselle (Schaumburg) DY, LLC, a Delaware limited liability company, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and official seal the *8th* day of February, 2024.



[NOTARY SEAL]

Lou Anne Feltes
Notary Public

My Commission expires: *3-18-27*

[Owner Signature Page]

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN CHATHAM CENTER CONSOLIDATION, BEING A SUBDIVISION OF LOTS 1 AND 2 IN CHATHAM CENTRE IN PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 1924616043.

Property Address: 1901 Roselle Road, Schaumburg, Illinois 60195

Permanent Index Number: 07-10-200-021-0000

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