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TERMINATION AGREEMENT

THIS TERMINATION AGREEMENT is made as of the 1st day of October, 1986, by and among ARENS CONTROLS, INC., an Illinois corporation ("Arens") and LaSALLE NATIONAL BANK, not personally but solely as Trustee pursuant to Trust Agreement dated June 9, 1986 and known as Trust No. 111203 ("LaSalle") and BANBURY/EVANSTON LIMITED PARTNERSHIP, an Illinois limited partnership ("Banbury").

W I T N E S S E T H:

WHEREAS, the NORTHWEST NATIONAL BANK OF CHICAGO, not personally, but solely as Trustee pursuant to Trust Agreement dated August 14, 1974 and known as Trust No. 5502 ("Northwest") owns the fee simple title to certain real estate ("Parcel A") located in the City of Evanston, Cook County, Illinois, which is more particularly described on Exhibit "A" hereto attached; and

WHEREAS, NORTHERN TRUST BANK OF FLORIDA/PALM BEACH, N.A., NAN P. NORTON DELATUSH (formerly known as Nan P. Norton), and MICHAEL C. NORTON (collectively the "Norton Trustees") are the sole trustees of the CALHOUN NORTON marital trust created under a Trust Agreement dated December 6, 1979, which trust is the sole beneficiary of the Northwest Trust; and

WHEREAS, Arens, the Norton Trustees and Northwest have entered into a Purchase and Sale Agreement dated March 2, 1984 (the "Real Estate Contract") for the sale and purchase of certain real estate which includes Parcel A; and

WHEREAS, Northwest desires to convey Parcel A to LaSalle pursuant to an Exchange Agreement dated October 1, 1986 (the "Exchange Agreement"); and

WHEREAS, Banbury is the sole beneficiary of the LaSalle Trust.

NOW THEREFORE, in consideration of the terms, covenants and conditions herein set forth and Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

Arens hereby terminates any and all of its right, title and interest in and to Parcel A created by virtue of the Real Estate Contract. Notwithstanding anything to the contrary contained in this Agreement, in the event Arens consummates the Real Estate Contract as contemplated, Arens as the successor in title to Northwest shall have the right to a non-exclusive, perpetual easement for access over the area depicted on Exhibit "B" hereto attached.

SEE TRUSTEE'S RIFER ATTACHED HERETO AND MADE A PART HEREOF

LA SALLE NATIONAL BANK,
as Trustee of Trust No. 111203
and not personally

BY: _____

Its: _____ ASSISTANT VICE PRESIDENT

Mailed to: BOA 77
ATTN Bill Rullock

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ARENS CONTROLS, INC.

BY: BARTLETT RICHARDS, President

BANBURY/EVANSTON LIMITED PARTNERSHIP

BY: Alan J. Brody
ALAN J. BRODY, General Partner

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ARENS CONTROLS, INC.

BY: Bartlett Richards
BARTLETT RICHARDS, President

BANBURY/EVANSTON LIMITED PARTNERSHIP

BY: ALAN J. BRODY, General Partner

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EXHIBIT A

That part of Lot "A" in Calhoun Norton Consolidation in the Northeast Quarter of the Northwest Quarter of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 3, 1965 as Document No. 19396701, described as follows:

Beginning at the Northeast corner of said Lot "A"; thence Southerly along the East line of said Lot "A", being also the South line of Lot 1 in Banbury Consolidation in the Northeast Quarter of the Northwest Quarter of said Section 24, recorded March 19, 1986 as Document No. 86107329, said line having a bearing of S 0° 11' 23" E for the purpose of this description, a distance of 130.33 feet; thence Northwesterly along a curve concave to the Southwest, having a radius of 40.00 feet, an arc distance of 64.45 feet to a point of tangency, the chord of said arc having a length of 57.70 feet and a bearing of N 46° 21' 00" W; thence S 87° 29' 23" W, parallel with and 88.60 feet South of the North line of said Lot "A", a distance of 144.72 feet to the West line of said Lot "A"; thence N 21° 51' 29" E along said West line of Lot "A", being also the South line of said Lot 1 in Banbury Consolidation, a distance of 97.27 feet to the Northwest corner of said Lot "A"; thence N 87° 29' 23" E along the North line of said Lot "A", being also the South line of said Lot 1 in Banbury Consolidation, a distance of 149.83 feet (149.91 feet Record) to the place of beginning, all in Cook County, Illinois.

PTN: 10 24 108 023 W.S

Address: 2017 Broadway, Evanston IL

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EXHIBIT B

A strip of land, being 20 feet in width, described as that part of Lot "A" in Calhoun Norton Consolidation in the Northeast Quarter of the Northwest Quarter of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 3, 1965 as Document No. 19396701, described as follows:

Commencing at the Northeast corner of said Lot "A"; thence Southerly along the East line of said Lot "A", being also the South line of Lot 1 in Banbury Consolidation in the Northeast Quarter of the Northwest Quarter of said Section 24, recorded March 19, 1986 as Document No. 86107329, said line having a bearing of S 0° 11' 23" E for the purpose of this description, a distance of 85.61 feet to the point of beginning; thence continuing along said East line of Lot "A" and South line of Lot 1, a distance of 44.72 feet; thence Northwesterly along a curve concave to the Southwest, having a radius of 40.00 feet, an arc distance of 64.45 feet to a point of tangency, the chord of said arc having a length of 57.70 feet and a bearing of N 46° 21' 00" W; thence S 87° 29' 23" W, parallel with and 88.60 feet South of the North line of said Lot "A", a distance of 144.72 feet to the West line of said Lot "A"; thence N 21° 51' 29" E along said West line of Lot "A", being also the South line of said Lot 1 in Banbury Consolidation, a distance of 21.96 feet; thence N 87° 29' 23" E, 135.66 feet to a point of curvature; thence Southeasterly along a curve concave to the Southwest, having a radius of 60.00 feet, an arc distance of 46.21 feet to the place of beginning, the chord of said arc having a length of 45.08 feet and a bearing of S 70° 26' 41" E, all in Cook County, Illinois.

and

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A strip of land, being 20 feet in width, described as that part of Lot 1 in Banbury Consolidation in the Northeast Quarter of the Northwest Quarter of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian according to the plat thereof, recorded March 19, 1986 as Document No. 86107329, described as follows:

Commencing at the most Southwesterly corner of said Lot 1; thence N 87° 29' 24" E along the South line of said Lot 1, a distance of 104.29 feet to a corner of Lot 1, being also the Southwest corner of Lot "A" in Calhoun Norton Consolidation in the Northeast Quarter of the Northwest Quarter of said Section 24, recorded March 3, 1965 as Document No. 19396701; thence N 21° 51' 29" E along the South line of said Lot 1, being also the West line of said Lot "A" in Calhoun Norton Consolidation, a distance of 326.30 feet to a corner of Lot 1; thence N 87° 29' 24" E along the South line of said Lot 1, being also the West line of said Lot "A" in Calhoun Norton Consolidation, a distance of 16.47 feet to a corner of Lot 1; thence N 21° 51' 29" E along the South line of said Lot 1, being also the West line of said Lot "A" in Calhoun Norton Consolidation, a distance of 34.53 feet to the point of beginning; thence continuing along said South line of Lot 1 and West line of Lot "A", a distance of 21.96 feet; thence S 87° 29' 24" W 87.83 feet; thence S 21° 51' 29" W 21.96 feet; thence N 87° 29' 24" E 87.83 feet to the place of beginning, in Cook County, Illinois.

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It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, warranties, and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, warranties, and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings, warranties, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the LaSALLE NATIONAL BANK on account of this instrument or on account of any representation, covenant, undertaking, warranty, or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. The Trustee makes no personal representations as to nor shall it be responsible for the existence, location or maintenance of the chattels herein described, if any.