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AGREEMENT FOR EASEMENT

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THIS AGREEMENT, made this 24thday of September, 1987 by and between IRENE LIONBERG, Executor of the Estate of LILLIAN BURKHART, Deceased, hereinafter referred to as "First Party" and FRED JAMES POSKONKA, hereinafter referred to as "Second Party":

WITNESEETH

WHEREAS, First Party is the owner in fee simple of a certain parcel of real estate legally described as follows:

PARCEL 1

Chicago Canal and Dock Company's Subdivision of that part of the West half of the South East quarter of Section thirty one (31), Township thirty seven (37) North, Range fifteen (15), East of the Third Principal Meridian, which lies North East of the right of vay of the Chicago and Western Indiana Railroad, in Cook County, Illinois

commonly known as 13438 Brandon Avenue, Chicago, Illinois PIN # 26-31-402-039

whereas, Second Party is the owner in fee simple of a certain parcel of real estate legally described as follows:

PARCEL 2

Lot fifteen (15) in block two (2) in Calumet and Chicago Canal and Dock Company's Subdivision of that part of the West half of the South East quarter of Section thirty one (71), Township thirty seven (37) North, Range fifteen (15), East of the Third Principal Meridian, which lies North East of the right of way of the Chicago and Western Indiana Railroad, in Cook County, Illinois.

commonly known as 13436 Brandon Avenue, Chicago, Illinois PIN # 26-31-402-038

whereas, the concrete walk way partially overlaps onto both Parcel 1 and Parcel 2 and the bay window of the building on Parcel 2 partially overlaps onto Parcel 1 and the parties desire to establish an easement for ingress and egress with respect to said parcels for the benefit of each other and with respect to said bay window an easement as to Parcel 1 for the benefit of Parcel 2,

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficeincy of which is hereby acknowledged, First Party and Second Party agree as follows:

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- 1. First Party does hereby grant unto Second Party, for the benefit of Parcel 2 a nonexclusive easement for the use of Second Party and its permittees into, over, and across the easterly 4.2 feet of Parcel 1 for the purpose of providing a pedestrian ingress and egress and access to an! from Parcel 2.
- 2. Second Party does hereby grant unto First Party, for the benefit of Parcel 1, a nonexclusive easement for the use of First Party and its permittees into, over, and across the westerly 1.7 feet of Parcel 2 for the purpose of providing a pedestrian ingress and egress and access to and from Parcel 1.
- 3. First Party does also grant an easement for the benefit of Parcel 2 the 0.3 feet presently overlapping onto Parcel 1 for the purpose of maintaining the bay window of Parcel 2 in its present posicion.
- 4. The term "permittees" means and includes the First Party and Second Party and all agents, contractors, subcontractors, visitors, licensees, and tenants of the parties.
- 5. The parties also agree that they will co-operate so as to keep and maintain each party's pertion of the ingress and egress concrete walk way on that party's parcel in such condition so that the rights of ingress and egress herein created shall not be impaired.
- 6. The easements granted herein shall be of a perpetual duration, shall run with the land, and shall not be terminated, extinguished or abated by any means (including, but not limited to abandonment, non-user, merger, laches, waiver or estopper, other than by express written release, duly executed as required by law to transfer an interst in real estate and recorded in the office of the recorder of deeds of Cook County, Illinois.
- 7. The provisions hereof shall be binding upon and inure to the benefit of all of the owners from time to time of all or any portion of the said parcels.

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IN WITNESS WHERE OF, the parties have caused this instrument to be duly executed the day and year first above written.

> (SEAL) IRLE LIONBERG, Executor of the Estate of LILLIAN BURNHART, Deceased

vaker POSKONKA

STATE OF ILLINOIS)

SS

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COUNTY OF COOK

the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that IRENE LIONBERG, Executor of the Istate of LILLIAN BURKHART, Deceased, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledged that she executed the aforesaid instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial Seal this 24 day of

BARBARA A. DELCORI COOK COUNTY IN THE BARBARA A. DELCORIO SILED FOR RECORDANT NOTARY PUBLIC, STATE OF ILLINOIS FILED FOR RECORDANT NOTARY PUBLIC NOTARY PUBL

STATE OF ILLINOIS)

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COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that FRLD JAMES POSKONKA is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that he appeared before me this day in person and acknowledged that he executed the aforesaid instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial Seal this $\frac{\partial}{\partial y}$ day of

" OFFICIAL SEAL "
BARBARA A. DELCORIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/13/90

Barbara Cr. Delegari

AND PREMARED BY RETURN RECORDED DOCUMENT TO:

> Buoscio & Buoscio 9138 S. Commercial Avenue Illinois Ch<u>i</u>cago,

Box 434

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