

UNOFFICIAL COPY

90510124

90510124

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DEPT-01 RECORDING \$15.25
T#4444 TRAN 4710 11/05/90 10:44:00
#7086 + D *-90-540124
COOK COUNTY RECORDER

AGREEMENT BETWEEN ADJOINING LANDOWNERS CREATING DRIVEWAY EASEMENT

This agreement, made this 5th day of November, 1990, between Michael H. Johnson and Karen L. Johnson, his wife, jointly and severally, of the Village of Park Ridge, County of Cook and State of Illinois, parties of the first part, which expression shall include his, her and their heirs, executors, administrators, agents and assigns where the context so requires or admits, and Ronald Matzen and Judith Matzen, his wife, jointly and severally, of the Village of Park Ridge, County of Cook and State of Illinois, parties of the second part, which expression shall include his, her and their heirs, executors, administrators, agents or assigns, where the context so requires or admits, witnesseth:

90510124

Whereas, the parties of the first part own and have title to the real estate located in the Village of Park Ridge, County of Cook and State of Illinois, described as follows: LOT 5 IN BLOCK 16 IN E.L. HODGES ADDITION TO PARK RIDGE LYING NORTH OF A LINE RUNNING FROM A POINT ON THE WEST LINE OF SAID LOT, 36 1/2 FEET NORTH OF THE SOUTHWEST CORNER, THEREOF NORTHEASTERLY THROUGH THE CENTER OF SAID LOT TO THE CENTER OF THE EAST LINE THEREOF IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 09-35-225-011
Common Address: 449 Stewart, Park Ridge, Illinois 60068

Whereas, the parties of the second part own and have title to the real estate located in the Village of Park Ridge, County of Cook and State of Illinois, described as follows:

That part of Lot 5 in Block 16 in E.L. Hodges Addition to Park Ridge in the East 1/2 of the North east 1/4 of Section 35 Township 41 North, Range 12, East of the Third Principal Meridian described as follows: Beginning at the South West corner of said lot, thence North 36 1/2 feet along the West line of said lot, thence Northeasterly through the center line of said lot to the center of the east line of said lot. thence South along the east line of said lot to the South east corner thereof, thence 167 feet on and along the South line of said lot to the place of beginning, meaning and including the South easterly 1/2 of said Lot 5 in Cook County, Illinois.

P.I.N.: 09-35-225-012

Handwritten initials: RM, gm

UNOFFICIAL COPY

10/10/2009

1

Property of Cook County Clerk's Office

10/10/2009

UNOFFICIAL COPY

Common Address: 445 Stewart, Park Ridge, Illinois 60068

Whereas, said properties are adjacent to each other so that the south lot line of 449 Stewart, Park Ridge, Illinois forms the North line of 445 Stewart, Park Ridge, Illinois ; and

Whereas, the parties hereto in consideration of the sum of One (\$1.00) Dollar in hand paid each to the other, have agreed to grant to each other an easement or right of way along said adjoining first line.

Now, therefore, in pursuance to said agreement and for and in consideration of the sum of One (\$1.00) Dollar paid by each of the parties to the other, receipt of which is hereby acknowledged, and of the mutual covenants, agreements, conditions and stipulations therein contained, it is mutually covenanted, stipulated and agreed by and between the parties as follows:

1. The parties of the first part hereby grant to the parties of the second part, his, her or their heirs and assigns, Easement and Right of Way, together with the full and free right for him, her and them, and his, her and their tenants, servants, visitors and licenses, in common with all others having the like right, at all times hereafter with or without automobile or other vehicles or on foot, for the purpose of ingress and egress to and from the rear or any portion of said Lot and/or the rear entrances of and/or the garage connected with dwelling or improvements located on said Lot and for all other purposes connected with the use of said Lot , to pass and re-pass along and over a strip of land 5 feet wide, and 100 feet long, commencing from the South Lot line at 449 Stewart Avenue, Park Ridge, Illinois and extending west 100 feet and North 4 feet.

2. The parties of the second part hereby grant to the parties of the first part, his, her or their heirs and assigns, an Easement and Right of Way, together with the full and free right for him, her and them, and his, her and their tenants, servants, visitors and licenses, in common with all others having the like right, at all times hereafter with or without automobiles or other vehicles or on foot, for the purpose of ingress and egress to and from the rear or any other portion of said Lot 5, and /or rear entrances of and/or the garage connected with the dwelling or improvements located on Lot 5 and for all other purposes connected with the use of said Lot 5, to pass and re-pass along and over a strip of land 6 feet wide and 100 feet long, commencing from the North lot line at Stewart Street extending west 100 feet and South 6 feet.

3. The parties hereby agree that each party is responsible for maintaining on their respective property a driveway area of sufficient size to accommodate the largest

90510124

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

type of passenger vehicle. All vehicles not in use must be parked on their respective owner's property and at no time is a vehicle allowed to block the shared area of the driveway.

4. APPURTENANT. It is further understood and agreed that the easement granted herein are to be held by the respective grantees, his, her and their heirs and assigns as appurtenant to the land owned by the respective grantees.

5. COST OF MAINTENANCE. It is further understood and agreed that the initial cost of constructing the asphalt driveway will be born by the parties of the first part. The maintenance of the common driveway area after the initial construction will be born by the parties of the first part and the parties of the second part on a 50/50 basis.

6. DUPLICATE COPIES. This agreement has been executed in duplicate by the parties and each executed copy thereof shall be considered an original.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Michael H. Johnson
MICHAEL H. JOHNSON

Ronald Matzen
RONALD MATZEN

Karen L. Johnson
KAREN L. JOHNSON

Judith Matzen
JUDITH MATZEN

90510124

Subscribed and Sworn to
before me this 29th day
of November, 1990.

Kathleen Matzen
Notary Public

Commission Expires
April 29, 1995

UNOFFICIAL COPY

Property of Cook County Clerk's Office

20250101

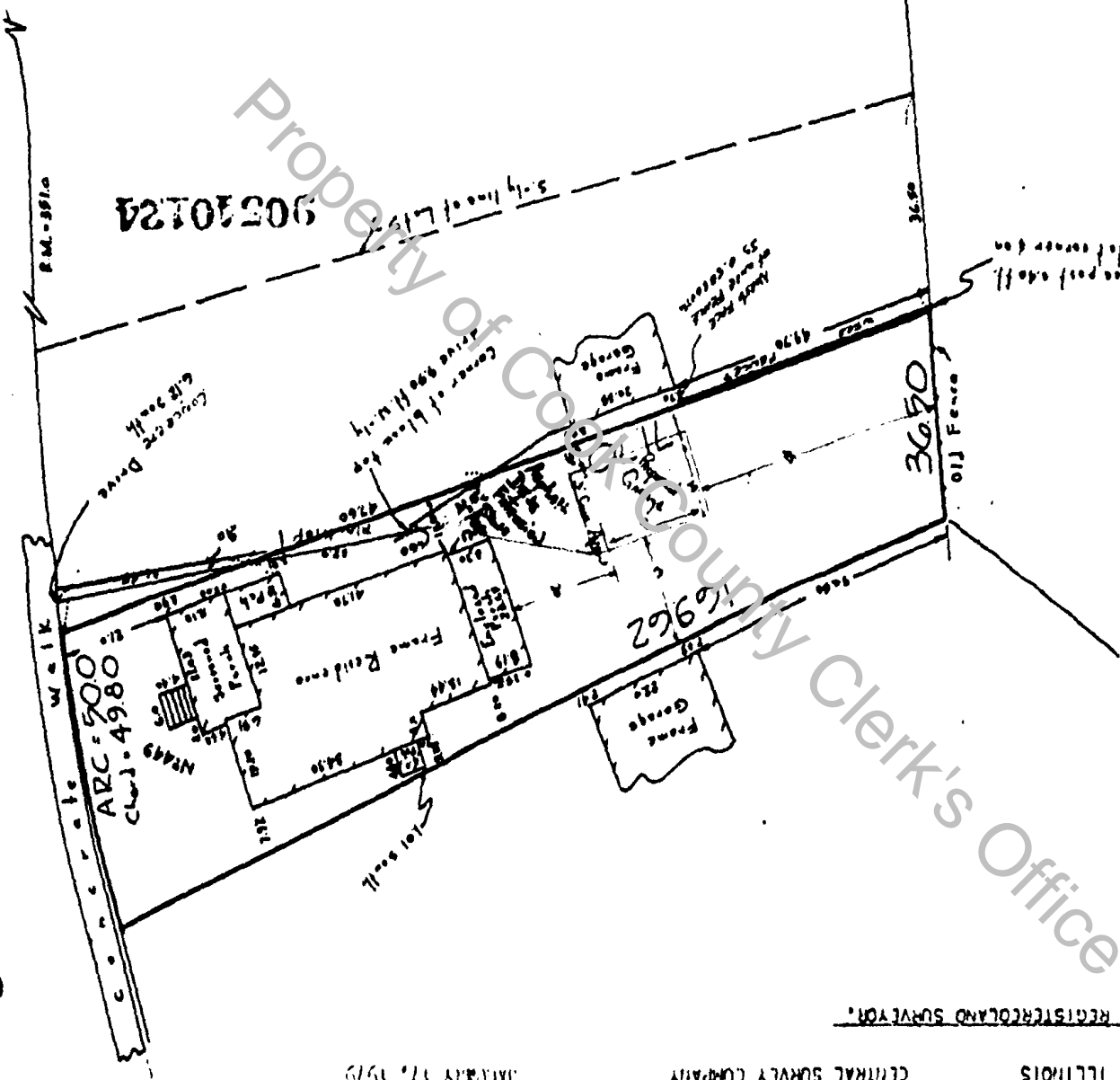
UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK
CENTRAL SURVEY COMPANY hereby certifies the
above described property and the plat herein is
a true and correct representation of said survey.
Chicago July 8, 1965

CHECKED AND APPROVED:
[Signature]
Ordered by Fred I. Orlitzky Co., Inc.
Book 7358

ILLINOIS REGISTERED LAND
SURVEYOR NO. 35-1525
DUBA CENTRAL SURVEY CO.
5441 N. LOVELAY AVE.
CHICAGO, ILL. 60630

BELLEPLAINE AVE.



ILLINOIS COOK
SURVEY COMPANY HEREBY CERTIFIES THAT IT HAS RECEIVED AND APPROVED THE ABOVE DESCRIBED TRACT OF LAND
CENTRAL SURVEY COMPANY
MAY 17, 1979

CENTRAL SURVEY CO.
SURVEYORS and CIVIL ENGINEERS
6233 NORTH MAPER AVENUE
PHONE NEWCASTLE 1-5285
PLAT OF SURVEY

UNOFFICIAL COPY

60018

Park Ridge, IL

808 Wisner

Kathleen W. Dach

MAIL TO

Property of Cook County Clerk's Office