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91102738

COMMON WALL AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of March, 1991, by and between SU AN KIM and JUNG JA KIM, his wife, hereinafter referred to as GRANTOR, and YONG H. KIM and HAE K. KIM, his wife, hereinafter referred to as GRANTEE, WITNESSETH:

WHEREAS, GRANTOR is the title holder of a real estate commonly known as 4522-30 North Clark Street, Chicago, Illinois 60640, legal described as follows:

That part of Lots 6, 7 and 8 in Block 30 in Touhy & Rogers Addition to Ravenswood in the City of Chicago in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the intersection of the North line of the South Half of Lot 6 with the West line of Lot 6; Thence South along the West line of Lots 6, 7 and 8 for a distance of 99.80 feet to the Westerly extension of the center line of a concrete block party wall; Thence Easterly along said extension and along said center line and its Easterly extension 94.17 feet to a point in the East line of Lot 8 aforesaid 101.30 feet Southwesterly of the Northeast corner of the South Half of Lot 6; Thence Northerly along the East line of Lots 6, 7 and 8 for a distance of 101.30 feet to the Northeast corner of the South Half of Lot 6; Thence Westerly along the North line of the South Half of Lot 6 aforesaid 79.94 feet to the point of beginning, in Cook County, Illinois.

and GRANTEE is the title holder of a real estate commonly known as 4514-20 North Clark Street, Chicago, Illinois 60640, legally described as follows:

That part of Lots 8, 9 and 10 in Block 30 in Touhy & Rogers Addition to Ravenswood in the City of Chicago in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the intersection of the North line of the South Half of Lot 6 in said subdivision with the West line of Lot 6; Thence South along the West line of Lots 6, 7 and 8 in Block 30 in said subdivision 99.80 feet to the Westerly extension of the center line of a concrete block party wall and the point of beginning; Thence Easterly along said extension and along said center line and its Easterly extension 94.17 feet to a point in the East line of Lot 8 aforesaid 101.30 feet Southwesterly of the Northeast corner of the South Half of Lot 6; Thence Southerly along the East line of Lots 8, 9 and 10 for a distance of 100.79 feet to a point being 26.21 feet Northwesterly of the Southeast corner of Lot 10; Thence West in a straight line 100.30 feet to a point in the West line of said lot which is 26.07 feet North of the Southwest corner thereof; Thence North along the West line of Lots 8, 9 and 10 aforesaid 100.17 feet to the point of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number (both parcels) . 14027-019-0021G \$13.29
T1111 TRAIL 9115 03/07/91 10:53:00
49616 + 91-102738
COOK COUNTY RECORDER

IT IS NOW THEREFORE MUTUALLY AGREED AS FOLLOWS:

1. The parties herein mutually grant, assign and set over to the other a common wall right for the lateral support between GRANTOR's and GRANTEE's Parcel, and each party shall leave the said common wall stand free in the event of demolition of one's parcel at all times hereafter.
2. Each party shall maintain the common walls standing on their respective property. In the event of demolition of any part of the building, the party effecting said demolition shall protect the remaining wall without harming the integrity of the wall structure despite the fact that said wall may encroach upon the other's property so long as the same does not substantially effect the value of the property of the nondemolishing party.
3. The parties hereby agree to reappropriate the 1990-91 real estate taxes upon issuance of actual tax bills in the following manner: GRANTOR and GRANTEE shall equally divide the entire real estate tax bills until the Real Estate Tax Division is completed. The cost of the tax division shall be born equally by the parties.

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4. The parties hereto agree to share water bill equally until such time as a separate meter is installed in the Grantor's parcel at his cost.


5. Except as herein granted, each party shall continue to have the full use and enjoyment of one's property, and may sell, transfer or assign subject to this common wall agreement.

6. This agreement shall bind upon GRANITOR and GRANTEE, heirs and assigns of each party herein forever.

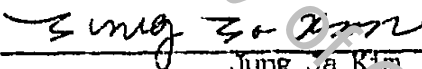
IN WITNESS WHEREOF, the parties hereto have duly executed this agreement on the day first above written.

GRANTOR:


GRANTEE:



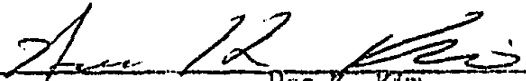
Su An Kim



Jung Ja Kim




Yong H. Kim



Hae K. Kim

SU AN KIM and JUNG JA KIM, his wife,
Both the above named parties,
Subscribed and sworn to before me
this 6th day of March, 1991.

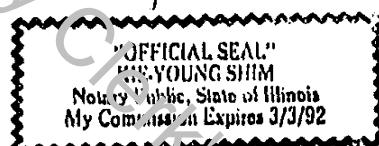
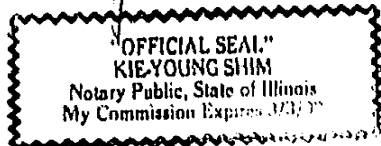
YONG H. KIM and HAE K. KIM, his wife,
Both the above named parties,
Subscribed and sworn to before me
this 6th day of March, 1991.



Notary Public



Notary Public



91102738

MAIL TO: K. Y. Shim
Attorney at Law
77 W. Washington Street
Chicago, Illinois 60602

This Instrument was prepared by:
K. Y. Shim
Attorney at Law
77 W. Washington Street
Chicago, Illinois 60602
(312) 332-5038



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COOK COUNTY CLERK
JAN 10 1971
CHICAGO, ILL.

REVERSE

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CAROL MOSELEY BRAUN
RECORDER

DOCUMENT CORRECTION

Please list document number and any inconsistency that may be reflected on the microfilm roll.

DOCUMENT NUMBER: 91102738

REMARKS: DOCUMENT RIPPED

IN MARK:

DATE: M. Kuntial

THANK YOU.

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1. The parties hereby agree to reparate the 1990-91 real estate taxes upon issuance of actual tax bills in the following manner: GRANITOR and GRANTEE shall equally divide the entire real estate tax bills until the Real Estate Tax Division is completed. The cost of the tax division shall be born equally by the parties.

2. Each party shall maintain the common walls standing on their respective property. In the event of demolition of any part of the building, the party effecting said demolition shall protect the remaining wall without harming the integrity of the wall structure despite the fact that said wall may encroach upon the other's property so long as the same does not substantially effect the value of the property of the non-demolishing party.

3. The parties herein mutually grant, assign and set over to the other a common wall right for the lateral support between GRANITOR's and GRANTEE's Parcel, and each party shall leave the said common wall stand free in the event of demolition of one's parcel at all times hereafter.

IT IS NOW THEREFORE MUTUALLY AGREED AS FOLLOWS:
Permanent Real Estate Index Number (both parcels) :
141111 TRAM 9315 03/07/91 10:53:00
#9616 # 91-102738
COOK COUNTY RECORDER

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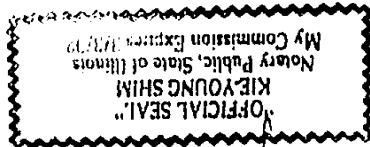
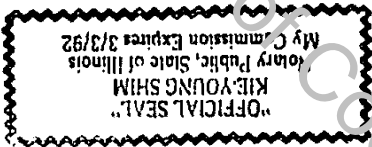
Property of Cook County Clerk's Office



This instrument was prepared by:
K. Y. Shin
Attorney at Law
77 W. Washington Street
Chicago, Illinois 60602
(312) 332-5038

MAIL TO:
K. Y. Shin
Attorney at Law
77 W. Washington Street
Chicago, Illinois 60602

91102738



Notary Public

Subscribed and sworn to before me
this 6th day of March, 1991.
Both the above named parties,
YONG H. KIM and HAE K. KIM, his wife,

Notary Public

Subscribed and sworn to before me
this 6th day of March, 1991.
Both the above named parties,
SU AN KIM and JUNG JA KIM, his wife,

Yong H. Kim

Hae K. Kim

Su An Kim

Jung Ja Kim

GRANTEES:

GRANTORS:

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement on the day first above written.

- 4. The parties hereto agree to share water bill equally until such time as a separate meter is installed in the Grantor's parcel at his cost.
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- 6. This agreement shall bind upon GRANTOR and GRANTEE, heirs and assigns of each party herein forever.

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FILED