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AT

7-1-91

Property of Cook County Clerk's Office

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## TRAFFIC CONTROL

### AGREEMENT

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THE VILLAGE OF DEERFIELD, a Home Rule Municipal Corporation pursuant to Article 7 of the Constitution of the State of Illinois (hereinafter referred to as "the Village"), and STEIN & COMPANY MANAGEMENT, INC., as Agent for Lake Cook/Tollway Future Phase Associates (hereinafter referred to as "the Owner"), do hereby covenant and agree, one with the other, "THAT":

WHEREAS, Owner is the owner of the roadways surrounding and providing access into EMBASSY SUITES HOTEL 1445 Lake Cook Road

developed on certain real property, located in the Village; and

WHEREAS, access roads have been established within EMBASSY SUITES HOTEL property entirely upon the private property of the Owner; and

WHEREAS, the constant assurance of safe and controlled vehicular access to EMBASSY SUITES HOTEL for its customers, clients and employees is desirable for the purpose of providing maximum protection of life and property; and

WHEREAS, the Municipal Code of the Village provides the means of establishing and controlling such access through the establishment of speed and traffic control restrictions;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and the reciprocal benefits to the parties, it is agreed as follows:

1. That this Agreement is entered into pursuant to the provisions of Section 11-209.1 of Chapter 95-1/2 and Section 1-1-7 of Chapter 24, Illinois Revised Statutes, 1989.

PLEASE DO NOT  
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2. That the Owner requests and authorizes the Village to establish and maintain traffic control restrictions within EMBASSY SUITES HOTEL property at the locations as depicted on the plat attached hereto as Exhibit A and made a part hereof.

3. That the Village agrees upon execution hereof to post the appropriate official stop or other traffic control signs as required pursuant to Sec. 22-164. Exhibit D of the Municipal Code of 1975 of the Village as amended, which will add the locations depicted on Exhibit A hereto as stop street intersections.

4. That a speed limit of 25 miles per hour shall be established on the roadway depicted on Exhibit A.

5. That said roadway shall be appropriately posted with stop signs and speed limit signs and the Owner shall pay the cost of said signs and the cost of installation and maintenance thereof.

6. That the Village shall enforce the speed limit and traffic control restrictions in the areas herein agreed to.

7. That the establishment of said speed limits and traffic controls and the enforcement of these restrictions by the Village in no way constitutes a dedication of any of the Owner's real property to public use. However, the Owner agrees that no changes or modifications of traffic flow patterns or other traffic control devices will be implemented without prior consultation and consent of the Chief of Police.

8. That either the Village or the Owner reserve the right to cancel this Agreement at any time. The cost of removal of any traffic control signal or sign erected pursuant hereto upon cancellation at owner's expense.

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9. That the Village will cause this Agreement to be promptly recorded with the COOK County Recorder of Deeds' Office at Owner's expense.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by the appropriate officers and their corporate seals hereunto affixed this 6th day of May, AD 1991.

VILLAGE OF DEERFIELD, ILLINOIS

By Bernard J. Ernst  
Village President

113322001

ATTEST:

[Signature]  
Village Clerk

Stein & Company Management, Inc., as Agent  
for Lake-Cook/Tollway Future Phase  
Associates

Owner or Authorized Agent

By [Signature]  
Julia M. Stasch, Vice President

ATTEST:

[Signature]

\*\*\*Legal Description and Permanent Index Number attached.

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## LEGAL DESCRIPTION

### PARCEL A:

LOT 4 IN ARBORLAXE CENTRE, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1985 AS DOCUMENT NUMBER 27475383, IN COOK COUNTY, ILLINOIS.

### PARCEL B:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ACCESS OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE AS CREATED BY GRANT OF EASEMENT DATED FEBRUARY 7, 1984 AND RECORDED AS DOCUMENT NUMBER 27021045, AS AMENDED BY AMENDMENT TO GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 27419485:  
THE SOUTH 47 FEET OF THE NORTH 160 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 2 (EXCEPT THE EAST 25.0 FEET THEREOF) OF THE NORTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE SOUTH 47 FEET OF THE NORTH 160 FEET OF THE EAST 5 ACRES (EXCEPT THEREFROM THE WEST 152 FEET OF THE EAST 5 ACRES) OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

A STRIP OF LAND 80 FEET WIDE, EXTENDING 63 FEET SOUTH FROM THE SOUTH RIGHT OF WAY LINE OF COUNTY LINE ROAD, THE CENTER LINE OF SUCH 80 FOOT WIDE STRIP BEING A LINE PARALLEL TO AND 396.44 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF LOT 2 OF THE NORTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

A STRIP OF LAND 80 FEET WIDE, EXTENDING 63 FEET SOUTH FROM THE SOUTH RIGHT OF WAY OF COUNTY LINE ROAD, THE CENTER LINE OF SUCH 80 FOOT STRIP BEING A LINE PARALLEL TO AND 103.62 FEET EAST OF THE WEST LINE OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOT 2 IN THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SAID LOT IS REPRESENTED ON THE MAP OF GOVERNMENT SURVEY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 160.0 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 2 OF THE NORTH EAST 1/4 OF SECTION 6 AFORESAID WHICH IS 162 FEET EAST OF THE WEST LINE OF THE EAST 5 ACRES OF THE NORTH 1/2 OF THE EAST 1/2 OF LOT 2 IN THE NORTH EAST 1/4 OF SECTION 6 AFORESAID; THENCE SOUTH 00 DEGREES, 27 MINUTES, 47 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID EAST 5 ACRES 25.0 FEET; THENCE NORTH 72 DEGREES, 59 MINUTES, 48 SECONDS EAST, 87.0 FEET TO THE SOUTH LINE OF THE NORTH 160.0 FEET AFORESAID; THENCE SOUTH 89 DEGREES, 41 MINUTES, 39 SECONDS WEST, 83.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL C:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ACCESS AND FOR CONSTRUCTION AND INSTALLATION OF THE HUEHL ROAD EXTENSION OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED REAL ESTATE AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED FEBRUARY 11, 1984 AND RECORDED FEBRUARY 13, 1985 AS DOCUMENT NUMBER 2741713 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1983 AND KNOWN AS TRUST NUMBER 57361:

THE WEST 25 FEET (LYING SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 IN THE NORTH WEST 1/4 OF THE HEREINAFTER DESCRIBED SECTION 5) OF LOT 1 IN LAKE COOK OFFICE CENTER, BEING A RESUBDIVISION OF LOT 3 IN LAKE COOK ROAD INDUSTRIAL PARK, BEING A SUBDIVISION IN THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL D:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARKING, INGRESS AND EGRESS, UTILITY FACILITIES, LANDSCAPING, TENNIS COURTS AND SIGNAGE OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE AS CREATED BY THE DECLARATION AND GRANT OF RECIPROCAL RIGHTS DATED JANUARY 31, 1985 AND RECORDED FEBRUARY 6, 1985 AS DOCUMENT 27435249 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBERS 61840, 63290, 63291 AND 63292:

LOTS 1, 2 AND 3 IN ARBORLAKE CENTRE, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1985 AS DOCUMENT NUMBER 27475383, IN COOK COUNTY, ILLINOIS.

PIN 04-05-100-010

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STATE OF ILLINOIS )  
 )  
 COUNTIES OF LAKE AND COOK ) SS  
 )  
 VILLAGE OF DEERFIELD )

The undersigned hereby certifies that he is the duly appointed Village Clerk of the Village of Deerfield, Lake and Cook Counties, Illinois, and that the attached is a true and accurate copy of

Traffic Control Agreement regarding Embassy Suites Hotel, 1445 Lake Cook Road, Deerfield, Illinois 60015.

as appears in the records and files of the office of the Village Clerk.

Dated this May 10, 1991

DEPT-01 RECORDINGS \$27.00  
 T51111 TRAN 8457 07/01/91 11:04:00  
 #1218 # A \*-91-322001  
 COOK COUNTY RECORDER

*Robert D. Franz*  
 ROBERT D. FRANZ, Village Clerk

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**VILLAGE OF DEERFIELD**

**EXHIBIT "A"**

**TO AGREEMENT FOR FIRE LANE  
OR OTHER TRAFFIC CONTROL.**

EMBASSY HOTEL PROPERTY

1465 LAKE COOK ROAD

**KEY**

**FIRE LANE**

 **TRAFFIC CONTROL**

 **STOP SIGN**

 **OTHER TRAFFIC CONTROL**

**NOT CONSTRUCTED AT  
TIME OF AGREEMENT**

91332001

**DATE** \_\_\_\_\_  
**BY** \_\_\_\_\_