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PARTY WALL AGREEMENT

/See legal attached.

Property Address: 9138 A Niles Center Road, Skokie, IL and
9138 B Niles Center Road, Skokie, IL

X Permanent Index No.: 10-15-302-067

X Legal Description: see Attached

32709

DEPT-01 RECORDING \$25.50

T#1111 TRAN 1147 08/09/93 10:17:00

#4422 # -93-621215
COOK COUNTY RECORDER

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GENERAL RULES OF LAW TO APPLY:

Each wall which is built as part of the original construction of the row house dividing line or adjacent to or near the dividing line (provided same serves two or more units) between the units shall constitute a party wall and, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

SHARING OF REPAIR AND MAINTENANCE:

The cost of reasonable repair and maintenance of a party wall or walls shall be shared by the Owners who made use of the wall or walls in proportion to such use.

ACCESS FOR MAINTENANCE:

It is expressly agreed that the grantor, his successors, assigns or any person or corporation authorized by him, shall have free access to the land for the purpose of maintaining the party wall, gas, water, sewer pipes, drainage ditches, conducts, wires, walks, poles or paths.

Prepared by mail
REPUBLIC TITLE COMPANY
1500 W. SHURE
ARLINGTON HEIGHTS, IL 60004

MAIL TO

[Handwritten signature]

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DESTRUCTION BY FIRE OR OTHER CASUALTY:

If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and, if the Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to require for a larger contribution of reimbursement from the other under any rules of law regarding liability for negligent or willful acts or omissions.

WEATHERPROOFING:

Notwithstanding any other provisions of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

RIGHT TO CONTRIBUTION RUNS WITH THE LAND:

The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title. However, no Owner shall be bound to the Agreement by any party which is not bound by the terms of this Agreement.

93621215

Melvin D. Alexander

Melvin Alexander
Print Name

Melvin D. Alexander

Print Name

Mark Zeal

Print Name

MARK ZEAL

Anna Liberman

MARK ZEAL ANNA LIBERMAN

Print Name

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9138 A Niles Center Road, Skokie, IL

LEGAL DESCRIPTION:

PARCEL ONE: THE SOUTHEASTERLY 44.25 FEET OF LOT 2 IN DREYFUS-ROBBINS RESUBDIVISION OF LOTS 13 TO 17 AND LOTS 22 TO 33 TOGETHER WITH THE VACATED PORTION OF NORTHERLY AND SOUTHERLY ALLEY ADJOINING SAID LOTS, ALL IN BLOCK 1 IN FIRST ADDITION TO THE BRONX, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENTS AS SHOWN ON PLAT OF DREYFUS-ROBBINS RESUBDIVISION RECORDED APRIL 10, 1958 AS DOCUMENT 17177154 AND AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS FOR KILPATRICK AND NILES CENTER TOWNHOUSE PROJECT MADE BY CO-OPERATIVE HOME BUILDERS INC. AN ILLINOIS CORPORATION, RECORDED APRIL 15, 1958 AS DOCUMENT 17180817 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1955 AND KNOWN AS TRUST NUMBER 17532, TO MAURICE S. STEINBERG AND FLORANCE E. STEINBERG DATED AUGUST 15, 1963. AND RECORDED OCTOBER 4, 1963 AS DOCUMENT 18932715. (A) FOR THE BENEFIT OF PARCEL ONE AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHEASTERLY 6 FEET OF THE NORTHWESTERLY 96.16 FEET, AS MEASURED ALONG THE NORTHEASTERLY LINE THEREOF, OF LOT 2 IN RESUBDIVISION AFORESAID; AND SOUTHWESTERLY 5 FEET OF NORTHWESTERLY 81.37 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF OF SAID LOT 2; AND NORTHEASTERLY 6 FEET OF LOT 3; AND SOUTHWESTERLY 6 FEET OF LOT ONE (B) FOR THE BENEFIT OF PARCEL ONE AFORESAID FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE WESTERLY 17 FEET OF LOTS 1, 2, 3, 4 AND 5 (EXCEPT SOUTHERLY 6 FEET OF SAID LOT 5) AS MEASURED ALONG THE WESTERLY LINE OF SAID LOTS; AND NORTHERLY 17 FEET OF WEST 60 FEET OF LOT 1 AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1, ALL IN DREYFUS-ROBBINS RESUBDIVISION AFORESAID.

PERMANENT INDEX NO.: 10-15-302-068

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