

AGREEMENT, made this 1st day of April, 1996, between RAY'S SILK SCREEN PRINTING CO., INC. and John Kilrich, Seller, and LEOPOLDO RODRIGUEZ, Purchaser:

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WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of Cook and State of Illinois described as follows:

- DEPT-01 RECORDING \$35.00
- T40012 TRAN 4006 02/11/97 12:25:00
- #1478 & CG #-97-097983
- COOK COUNTY RECORDER
- DEPT-10 PENALTY \$32.00

Permanent Real Estate Index Number(s): 15-14-208-073, 15-14-208-065, 15-14-208-091 & 15-14-208-089
Address(es) of premises: 1301-1307 South First Avenue, Maywood, Illinois 60153

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and Seller further agrees to furnish to Purchaser on or before _____, 19____, at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by _____, (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of _____

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the price of _____ Dollars in the manner following, to-wit: See Attached Rider made a part of this Agreement

with interest at the rate of _____ per cent per annum payable _____ on the whole sum remaining from time to time unpaid.
Possession of the premises shall be delivered to Purchaser _____

_____ provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 19____ are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:
1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year _____ and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer or commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at _____ per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) and (c).

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- 10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller with interest at the rate of _____ per cent per annum until paid.
- 11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or to perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.
- 12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.
- 13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.
- 14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.
- 15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.
- 16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in this paragraph given is given by such persons jointly and severally.
- 17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.
- 18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at _____ or to Purchaser at _____, or to the last known address of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.
- 19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executor, administrators and assigns of the respective parties.
- 20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.
- 21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

Sealed and Delivered in the presence of

Ray's Silk Screen Printing Co., Inc. (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
 _____ (SEAL)

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Received on within Agreement the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY

GEORGE E. COLE
LEGAL FORMS

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RIDER FOR SALE OF PROPERTY LOCATED AT 1301 SOUTH FIRST AVENUE, MAYWOOD, ILLINOIS

Whenever the terms of this Rider are inconsistent with the terms of the Installment Agreement for Warranty Deed, the terms of this Rider shall prevail.

1. The Purchase Price of Two Hundred Ninety Six Thousand One Hundred (\$296,100.00) Dollars shall be paid as follows:

A. Thirty Seven Thousand Twelve and 50/100 (\$37,012.50) Dollars (12 1/2%) down payment, from which shall be subtracted the sum of the credit pursuant to the lease of rent paid to date in the amount of Twenty-One Thousand (\$21,000.00) Dollars, leaving a balance of Sixteen Thousand Twelve and 50/100 (\$16,012.50) Dollars in cash, cashier's check or certified check, at the date of possession of this Agreement, plus or minus prorations.

B. The balance of Two Hundred Fifty Nine Thousand Eighty-Eight (\$259,088.00) Dollars, together with interest for each year shall be calculated at the rate of 10% per annum, amortized over a twenty (20) year period and paid in monthly installments of approximately Two Thousand Four Hundred Fifty Seven and 19/100 (\$2,457.19) Dollars per month, with the first payment being due on the 1st day of July, 1996, and a like sum payable on the 1st day of each month thereafter, with a final payment of the remaining principal and interest due on the 1st day of June, 2016. Any payment received more than ten (10) days late will have a late payment fee of five (5%) percent of the total payment due, representing principal, interest and taxes. All payments for principal and interest under this agreement shall be paid directly to Jack Eilrich.

2. All monthly payments received in accordance with the provisions of this Agreement shall be applied first to interest and the balance, if any, shall be applied to the unpaid principal.

3. In addition to the monthly payments of principal and interest as hereinabove provided, the Purchaser shall pay to the Seller each month a sum equal to one-twelfth (1/12) of the estimated annual real estate taxes assessed against the subject premises. In the event that the above amounts so estimated and paid shall be insufficient to fully pay said taxes and insurance, the Purchaser agrees to pay the difference to the Seller upon demand. Seller shall promptly submit to Purchaser evidence of payment of the real estate taxes and insurance payments for which Seller has paid and for which Purchaser is responsible. Purchaser shall pay insurance directly and submit evidence of paid-up

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insurance yearly to Seller. Seller to be named as additional insured on policy. All payments for tax insurance escrow shall be made payable to Ray's Silk Screen Printing Co., Inc.

Purchaser is to pay pro rata the costs and fees for the reduction of the real estate taxes, including the year used in the pro ration of the sale.

4. The Purchaser shall have the right to prepay the whole, or any part, of the unpaid principal balance due hereunder, at any time, without penalty.

5. Provided that all conditions precedent thereto have been fulfilled, the closing date of this transaction (the "Closing") shall occur on a date (the "Closing Date") when Purchaser is prepared to make the Final Payment or have otherwise paid in full the Purchase Price and all accrued interest thereon or June 1, 2016, whichever is earlier. At the Closing, Seller shall deliver to Purchaser the Warranty Deed referred to in the Installment Agreement, subject only to the Permitted Exceptions. Seller shall pay the State of Illinois and Cook County Real Estate Transfer Tax applicable to this transaction at the rate in effect at the time of the initial contract by giving a credit on the final balance due. Seller shall pay any real estate transfer or transactions tax imposed by local governmental body or agency on this transaction. Said credit will be given at final closing at the 1996 rate.

6. If the commitment for a contract purchaser's title insurance policy delivered pursuant to the Contract discloses exceptions to title other than Permitted Exceptions, Seller shall have thirty (30) days (the "Permitted Time") from the date of the delivery of the commitment in which to have such unpermitted exceptions removed from the commitment. If such unpermitted exceptions are not removed or remedied within the Permitted Time, Purchaser may elect, upon written notice to Seller made within ten (10) days after the expiration of the Permitted Time, one of the following (which shall be Purchaser's exclusive remedy):

- (i) to terminate this Agreement, in which event the Earnest Money shall be returned to Purchaser; or
- (ii) to take title as it then is and deduct from the Final Payment the amount of liens or encumbrances of an ascertainable nature which constitute an unpermitted exception.

Seller shall have the same rights to remove unpermitted exceptions as is provided in Paragraph 6 above. If such unpermitted exceptions are not removed or remedied within the Permitted Time, Purchaser may, upon written notice to Seller made within ten (10) days after the expiration of the Permitted Time, elect:

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- (i) to take title as it then is and deduct from the Final Payment the amount of liens or encumbrances of an ascertainable nature which constitute an unpermitted exception.

7. The parties hereto agree that Seller shall be responsible for and shall pay in full the 1995 real estate taxes if due. The parties hereto further agree to re prorate the 1995 and 1996 real estate taxes through and including the date of Closing.

8. Nothing herein contained shall be construed so as to cause Purchaser and Seller to be partners or joint venturers, or to create any type of fiduciary relationship from Seller to Purchaser, it being the express intention of the parties to have the sole relationship of Seller and Purchaser.

9. All expenses with respect to the maintenance and operation of the premises including, but not limited to, insurance, taxes and utilities, shall be borne by the Purchaser.

10. Purchaser agrees that he will not cause any lien, mortgage or Trust Deed to attach to the property without the prior written consent of the Seller.

11. Purchaser shall pay, as an additional payment at the time of the initial Closing, interest from April 24, 1996, to day of initial Closing.

12. Purchaser shall obtain a standard fire and extended insurance policy covering the property located on the premises and name the Seller as additional loss payee. Limits shall be a minimum of \$400,000.00 for the building and public liability insurance in the amount of no less than \$1,000,000.00 per incident. Coverage on building to be increased from time to time to cover 80% of replacement value. Seller to be named as additional insured.

13. All taxes, water, and utilities shall be prorated as of April 24, 1996.

14. After the date of possession, Purchaser shall have the right, at his sole expense, to make any improvements to the property, but will obtain a release of lien from any contractor.

15. That if any documents are required to fulfill the terms of this Agreement, each of the parties to this Agreement agree that they will fully co-operate to execute said documents.

16. Seller and Purchaser agree that this Agreement shall survive the initial and final Closing thereof.

17. Seller agrees to prepare a Warranty Deed for the sale of said Property and place it in escrow with his attorney, as escrow agent, to be delivered to Purchaser upon the fulfillment of Purchaser's obligations under this Agreement.

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18. Seller's sole responsibility under this paragraph is for the \$400.00 payment per month. Any responsibility as to the space occupied by Alliance Tool Company shall be between Alliance Tool Company and the Purchaser, and Seller shall have no obligation therein.

19. ^{RAY'S SILK SCREEN} SELLER AGREES TO PRODUCE CERTIFICATE OF TITLE FROM E.P.A. RELATIVE TO ^{COOK COUNTY UNDERGROUND OFFICE} ~~the property~~ ^{the realty}

JR

JR

IN WITNESS WHEREOF, the parties hereto have caused this
Installment Agreement to be executed on this 2nd day of April,
1996.

Leopoldo Rodriguez
Leopoldo Rodriguez

Ray W. Eilrich
Ray's Silk Screen Printing Co.,
Inc.

John W. Eilrich
John W. Eilrich

PIN: 15-14-208-073, 15-14-208-065, 15-14-208-091, 15-14-208-089
Property Address: 1301-1307 South First Avenue, Maywood,
Illinois 60153

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Prepared by: Richard Michaels
Attorney at Law
309 West Washington Street
Chicago, IL 60606

Return after recording to
RICHARD MICHAELS
309 W WASHINGTON
CHICAGO IL 60606

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STREET ADDRESS: 1301 S. FIRST AVENUE

CITY: MAYWOOD

COUNTY: COOK

TAX NUMBER: 15-14-208-089-0000

15-14-208-065, 15-14-208-073

LEGAL DESCRIPTION:

and 15-14-208-091

PARCEL 1:

LOTS 3 AND 4, TOGETHER WITH THE EAST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY, 14.00 FEET WIDE, LYING IMMEDIATELY TO THE WEST AND ADJACENT TO SAID LOTS TOGETHER WITH THE WEST 1/2 AND THE WEST 1.00 FOOT OF THE EAST 1/2 OF VACATED ORCHARD AVENUE LYING EAST OF AND ADJOINING SAID LOTS 3 AND 4 TOGETHER WITH THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED (EXCEPT THE WEST 135.00 FEET THEREOF) IN BLOCK 3, IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585 1/2 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF LOTS 1, 8, 9, 10, 11, 12 AND THE WEST 3.00 FEET OF LOT 13 LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY, 20.00 FEET WIDE, LYING BETWEEN AND ADJOINING SAID LOTS 1 AND 8, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING NORTH OF AND ADJOINING THE ABOVE DESCRIBED TRACTS (EXCEPT THE WEST 135.00 FEET THEREOF) IN BLOCK 1 IN DES PLAINES ADDITION TO MAYWOOD, OF PARTS OF THE NORTH-EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PART OF LOTS 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 AND THE NORTH-SOUTH VACATED 20 FOOT ALLEY, ALL IN BLOCK 1 OF DESPLAINES ADDITION TO MAYWOOD, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST SIDE BY THE NORTH-SOUTH CENTER LINE OF SAID LOT 14 IN BLOCK 1; ON THE NORTH SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE WEST SIDE BY THE EAST LINE OF FIRST AVENUE; AND ON THE SOUTH SIDE BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 4 IN BLOCK 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 A DISTANCE OF 17 FEET TO A POINT DISTANT 36 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID MAIN TRACK CENTER LINE; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 317.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH-SOUTH CENTER LINE OF LOT 14, AFORESAID, IN BLOCK 1 AND THERE TERMINATING, EXCEPTING THEREFROM THE WEST 135 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE, ALL IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

PART OF LOTS 1, 2, 3, 8, 9, 10, 11, 12 AND 13 AND THE VACATED 20 FOOT ALLEY, IN BLOCK 1 OF DES PLAINES ADDITION TO MAYWOOD IN THE NORTH EAST 1/4 SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: ON THE WEST BY THE WEST LINE OF SAID BLOCK 1, (SAID WEST LINE ALSO BEING THE EAST LINE OF FIRST AVENUE); ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY, OR EASTBOUND MAIN TRACK, OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 300 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID BLOCK 1; AND ON THE NORTH BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY,

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MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, EXCEPTING THEREFROM THE WEST 135 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID OF THE SOLE AND EXCLUSIVE RIGHT AND LIBERTY AT ALL TIMES HEREAFTER OF USING AND MAINTAINING, REPAIRING OR REBUILDING A CERTAIN WATER TOWER AND TANK TOGETHER WITH PIPES AND EQUIPMENT INCIDENTAL AND ALL NECESSARY INGRESS AND EGRESS, AS RESERVED IN THE WARRANTY DEED FROM FOX & SON, INC. TO JULIA F. KOWELL DATED DECEMBER 11, 1964 AND FILED JANUARY 8, 1965 AS DOCUMENT LR2190000 AND RECORDED JANUARY 8, 1965 AS DOCUMENT 19352415 AND CREATED BY THE WARRANTY DEED FROM FOX & SON, INC. TO RAY'S SILK SCREEN PAINTING CO., A CORPORATION OF ILLINOIS, DATED OCTOBER 17, 1966 AND RECORDED NOVEMBER 15, 1966 AS DOCUMENT 19993835 UPON, OVER, THROUGH AND FROM A PARCEL OF LAND DESCRIBED AS FOLLOWS:

THE EAST 34.00 FEET OF THE WEST 75.00 FEET OF LOT 4 TOGETHER WITH NORTH 7.50 FEET OF THE EAST 34.00 FEET OF THE WEST 75.00 FEET OF LOT 3, ALL IN BLOCK 4 IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585 1/2 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 1/2 OF VACATED ORCHARD AVENUE (EXCEPT THE WEST 1 FOOT THEREOF) LYING WEST OF AND ADJOINING LOTS 1 AND 2 IN BLOCK 4 IN SAID STEELE AND BROWNE'S ADDITION TO MAYWOOD TOGETHER WITH THAT PART OF THE EAST AND WEST ALLEY (EXCEPT THE WEST 1 FOOT THEREOF), 14 FEET WIDE, LYING NORTH OF AND ADJOINING LOT 13 IN BLOCK 1 IN SAID DESPLAINES ADDITION TO MAYWOOD, SAID ALLEY LYING BETWEEN A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF GREENWOOD AVENUE EXTENDED SOUTH AND THE WEST LINE OF THE EAST 1/2 OF VACATED ORCHARD AVENUE, EXTENDED SOUTH; TOGETHER WITH THAT PART LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, OF LOT 13 (EXCEPT THE WEST 3.00 FEET THEREOF) IN BLOCK 1 IN SAID DESPLAINES ADDITION TO MAYWOOD, AS RESERVED IN A CERTAIN DEED DATED DECEMBER 11, 1964 AND RECORDED AS DOCUMENT 19352415 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

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