

# UNOFFICIAL COPY

PREPARED BY:

Steven M. Elrod  
Burke, Weaver & Prell  
55 West Monroe Street  
Suite 800  
Chicago, IL 60603  
312-578-6565

97147627

DEPT-01 RECORDING \$27.00  
147777 TRAN 8352 03/04/97 16:45:00  
\*1951 \*DR \*97-147627  
COOK COUNTY RECORDER

AFTER RECORDING  
RETURN TO:

Village of Northbrook's  
Recorder's Box 337

Above Space For Recorder's Use Only

FT 2750  
2750  
BANK

## SUCCESSOR AGREEMENT

ET AND BETWEEN  
THE SOCIETY OF THE DIVINE WORD,  
an Illinois not-for-profit corporation

RKZ VENTURE GROUP, L.L.C.,  
an Illinois limited liability corporation

AND

THE VILLAGE OF NORTHBROOK  
an Illinois municipal corporation

Techny Real Estate Parcel E-1  
(Royal Ridge Subdivision)

PREI NOS. 04-14-100-024 and 04-14-100-023

NORTHBROOK, ILLINOIS

97147627

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## SUCCESSOR AGREEMENT

THIS AGREEMENT is made as of this 11<sup>th</sup> day of October, 1996, by and between the Society of the Divine Word, an Illinois not-for-profit corporation (the "Exculpated Party"); RKZ Venture Group, L.L.C., an Illinois limited liability company (the "Successor Party"); and the Village of Northbrook, an Illinois municipal corporation (the "Village").

### WITNESSETH:

WHEREAS, the Village and the Exculpated Party entered into that certain Transportation Facilities and Programs Agreement dated June 30, 1989 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 7, 1989, as Document No. 89309243 (the "Agreement"); and

WHEREAS, the Exculpated Party desires to be relieved of its agreement to be bound by the provisions of the Agreement (the "Provisions") relating to the property described in Exhibit A (the "Property"); and

WHEREAS, the Successor Party desires to be bound by the Provisions; and

WHEREAS, the Agreement requires that the Exculpated Party shall be relieved of the Provisions only upon the execution of a successor agreement;

NOW, THEREFORE, in consideration of the agreement of the Successor Party to be bound by the Provisions and of the Village to accept the transfer as herein provided, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereby agree as follows:

1. Recitals.

The foregoing recitals are hereby made a part of this Agreement.

2. Exculpation.

The Exculpated Party is hereby relieved of its agreement to be bound by the Provisions continuing or arising on or after the date of this Agreement.

3. Assumption.

The Successor Party, on its behalf and on behalf of its successors and assigns, hereby agrees that it will be bound by the Provisions continuing or arising on or after the date of this Agreement.

4. Assurances and Financial Ability.

The Successor Party shall provide the Village with such information as the Village may require reasonably sufficient to demonstrate the ability of the Successor Party to be bound by the Provisions.

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VILLAGE OF NORTHBROOK  
By: [Signature]  
Village President

ATTEST:  
[Signature]  
Village Clerk

RKZ VENTURE GROUP, L.L.C.  
By: [Signature]

ATTEST:  
[Signature]

SOCIETY OF THE DIVINE WORD  
an Illinois not-for-profit corporation  
By: [Signature]  
PRESIDENT

ATTEST:  
[Signature]  
SECRETARY

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

David L. Reilman  
Rudnick & Wolfe  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601-1293

With a copy to:

RKZ Venture Group, L.L.C.  
c/o Romanek Properties, Ltd.  
8410 West Bryn Mawr Avenue  
Chicago, Illinois 60631  
Attn: Marvin Romanek

From and after the date hereof, all notices and other communications in connection with the Agreement intended or required to be given to the Successor Party shall be addressed as follows:

5. Address for Notices to Successor Party.

Property of Cook County Clerk's Office

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## EXHIBIT A

A PARCEL OF LAND WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE ON AN ASSUMED BEARING OF NORTH 01° 04' 54" EAST ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 14, 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81° 06' 03" WEST 481.74 TO A LINE THAT IS 50 FEET EASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 29° 44' 54" WEST ALONG SAID 50 FOOT LINE, 510.61 FEET; THENCE NORTHWESTERLY 527.33 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 11,000.00 FEET (THE CHORD OF SAID ARC BEARS NORTH 31° 07' 18" WEST 527.28 FEET); THENCE NORTH 32° 29' 42" WEST 708.83 FEET TO A POINT ON A LINE 33.00 FEET NORTHEASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD; THENCE NORTHEASTERLY 20.86 FEET ALONG THE LAST SAID LINE BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 4579.77 FEET (THE CORD OF SAID ARC BEARS NORTH 32° 37' 32" WEST 20.86 FEET); THENCE NORTH 56° 06' 37" EAST 269.09 FEET; THENCE SOUTH 61° 04' 23" EAST 45.94 FEET; THENCE NORTH 49° 40' 45" EAST 390.51 FEET TO SAID NORTH-SOUTH CENTER LINE OF SECTION 14; THENCE SOUTH 01° 04' 54" WEST ALONG SAID NORTH-SOUTH CENTER LINE OF SECTION 14, 2474.64 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as Techny Real Estate E-1

Permanent Real Estate Index Nos.: 04-14-100-024 and 04-14-100-023

After recordation of the Final Plat, the Property will be legally described as:

LOT 1 IN ROYAL RIDGE SUBDIVISION; BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

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