

# UNOFFICIAL COPY

97307886

This instrument was prepared by,  
and after recording, return to:

Howard P. Zweig, P.C.  
KECK, MAHIN & CATE  
77 West Wacker Drive  
42nd Floor  
Chicago, IL 60601-1693

Address:  
Capitol Commerce Center  
Wheeling, Illinois

Permanent Real Estate  
Tax Index No.  
See Exhibits 1 and 2

DEPT-01 RECORDING \$33.50  
T57777 TRAN 1523 05/01/97 16:27:00  
17118 DR \*-97-307886  
COOK COUNTY RECORDER

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made as of April 30, 1997, by NATIONAL-LOUIS UNIVERSITY, an Illinois not-for-profit corporation ("NLU"), 2840 Sheridan Road, Evanston, Illinois 60201.

### RECITALS

A. NLU is the owner of certain property located in the Village of Wheeling, County of Cook, State of Illinois, more fully described as Lot 3 on Exhibit 1, attached hereto and made a part hereof ("Lot 3").

B. NLU is the owner of certain adjoining property, more fully described as Lot 4 on Exhibit 2, attached hereto and made a part hereof ("Lot 4").

C. NLU desires to establish an easement for the purposes of vehicular and pedestrian ingress and egress and vehicular parking for the benefit of Lot 3 on that portion of Lot 4 that is currently improved with surface parking lots (which parking lots are partially located on Lot 3 and Lot 4), which surface parking lots are illustrated on Exhibit 3, attached hereto and made a part hereof (the "Parking Areas").

D. NLU further desires to establish an easement for the purposes of vehicular and pedestrian ingress and egress for the benefit of Lot 4 on that portion of Lot 3 that is currently improved with a road that leads to that Parking Area located on the southern property line (the "Southern Parking Area"), which road is illustrated on Exhibit 4, attached hereto and made a part hereof (the "Road").

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby made a part of this Agreement, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NLU hereby declares as follows:

1. Easements. NLU hereby grants to the owners of record of Lot 3, and their successors and assigns, a perpetual easement for the purpose of vehicular and pedestrian ingress and egress and vehicular parking on the Parking Areas. NLU hereby further grants to the owners of record of Lot 4, and their successors and assigns, a perpetual easement for the

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purpose of vehicular and pedestrian ingress and egress to and from the Southern Parking Area on the Road.

2. Termination of Easements. This Agreement may be terminated by the owner of record of Lot 3 or Lot 4 upon thirty (30) days prior written notice to the owner of record of the other Lot; provided, however, that prior to the termination of this Agreement, the Village of Wheeling must confirm that the surface parking lots that include the Parking Areas comply with the Zoning Ordinance of the Village.

3. Covenants Running With The Land. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the owners of record of Lot 3 and Lot 4.

IN WITNESS WHEREOF, NLU has executed this Agreement on the date first above written.

NATIONAL-LOUIS UNIVERSITY

By: 

Name:                      Randall

Title:           Executive Vice President          

Property of Cook County Clerk's Office

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STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

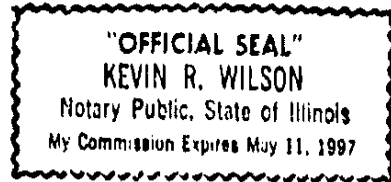
I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that Lon D. Randall, the Executive Vice President of National-Louis University, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged, signed and delivered said instrument as the free and voluntary act of National-Louis University, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of April, 1997.

Kevin R. Wilson  
Notary Public

My Commission Expires:

5/11/97



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## EXHIBIT 1

### Legal Description of Lot 3

Lot 3 in the Resubdivision of Lots 1 and 4 in Freed and Grais Subdivision and Part of Lot 1 in Bowe's Subdivision in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

### Permanent Index Numbers:

03-14-403-020  
03-14-403-023  
03-14-403-024  
03-14-403-025  
03-14-403-026  
03-14-403-027  
03-14-403-031  
03-14-403-036  
03-14-403-044

Property of Cook County Clerk's Office

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EXHIBIT 2

## Legal Description of Lot 4

Lot 4 in the Resubdivision of Lots 1 and 4 in Freed and Grais Subdivision and Part of Lot 1 in Bowe's Subdivision in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

### Permanent Index Numbers:

03-14-403-045

03-14-403-046

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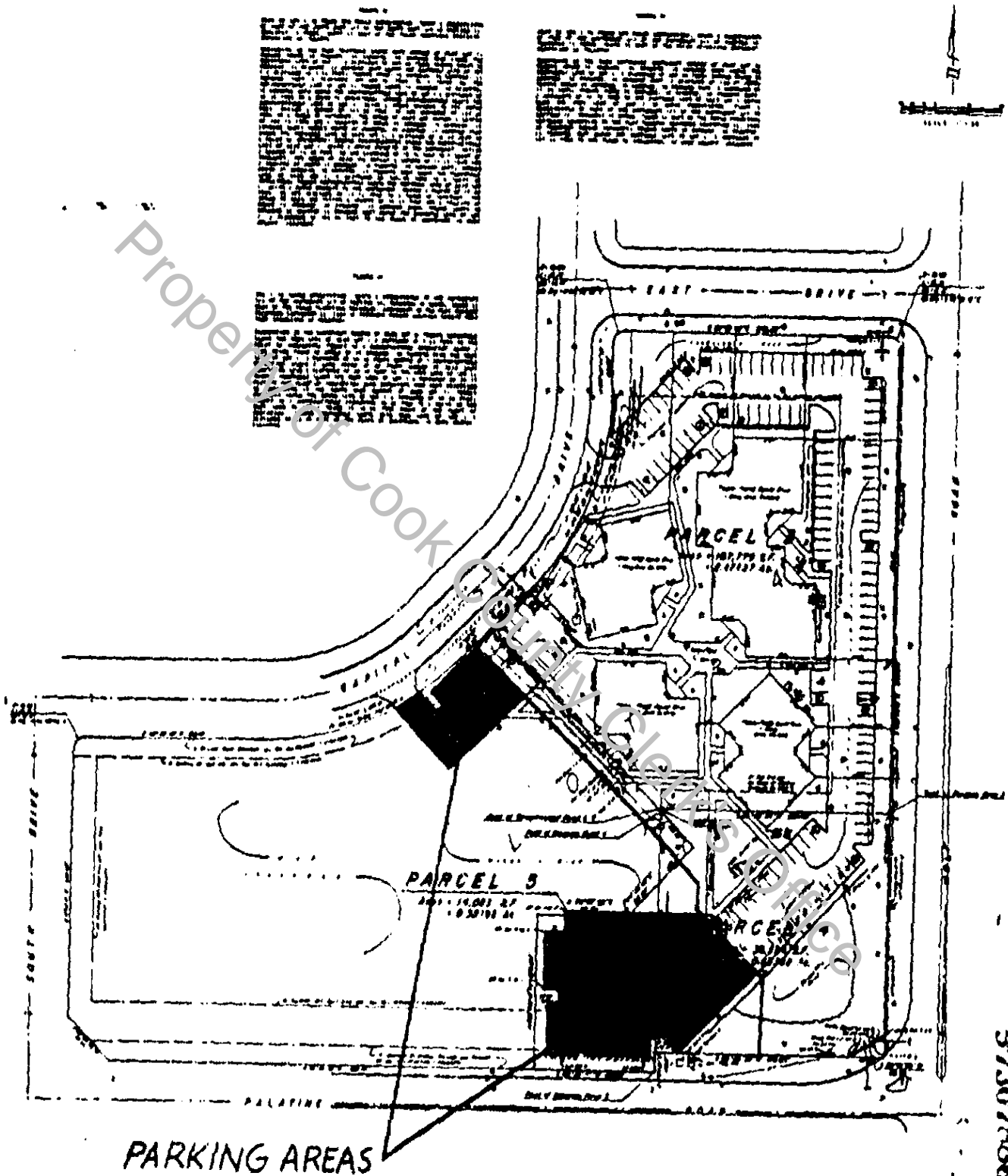
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EXHIBIT 3

Map of Parking Areas

## ALTA/ACSM LAND TITLE SURVEY



PARKING AREAS

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STATE OF ILLINOIS  
COUNTY OF COOK  
ALTA/ACSM LAND TITLE SURVEY  
Map of Parking Areas  
100634 EC

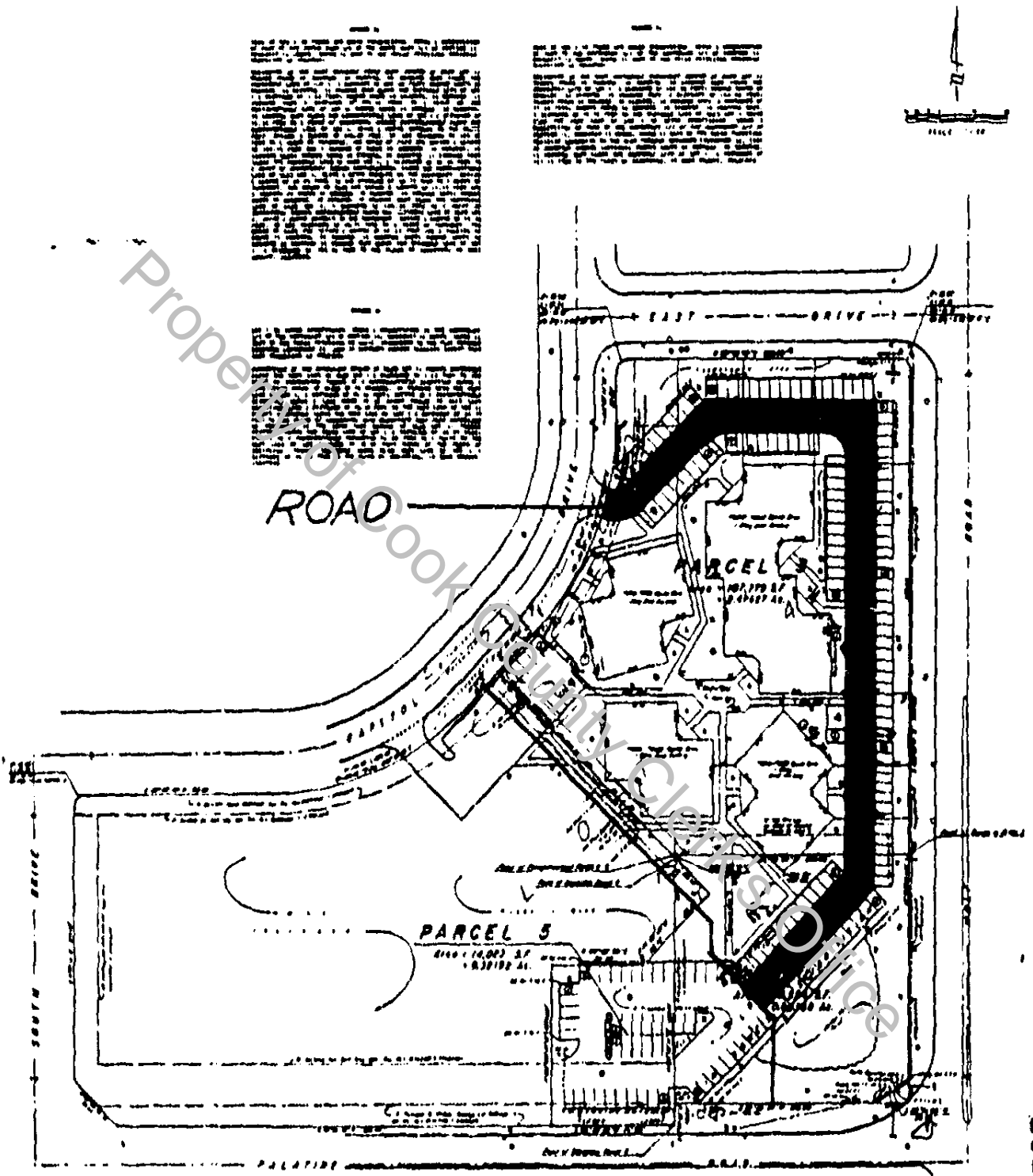
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[Illegible text and signatures]

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EXHIBIT 4

Map of Road

## ALTA/ACSM LAND TITLE SURVEY



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Survey of Parcel 4  
Survey of Parcel 5  
Survey of Road  
Survey of East Drive  
Survey of South Drive  
Survey of Palatka  
Survey of Parcel 4 and Parcel 5  
Survey of Road and Parcel 4 and Parcel 5  
Survey of East Drive and Parcel 4 and Parcel 5  
Survey of South Drive and Parcel 4 and Parcel 5  
Survey of Palatka and Parcel 4 and Parcel 5  
Survey of Parcel 4 and Parcel 5 and Road and East Drive and South Drive and Palatka

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Survey of Parcel 4  
Survey of Parcel 5  
Survey of Road  
Survey of East Drive  
Survey of South Drive  
Survey of Palatka  
Survey of Parcel 4 and Parcel 5  
Survey of Road and Parcel 4 and Parcel 5  
Survey of East Drive and Parcel 4 and Parcel 5  
Survey of South Drive and Parcel 4 and Parcel 5  
Survey of Palatka and Parcel 4 and Parcel 5  
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