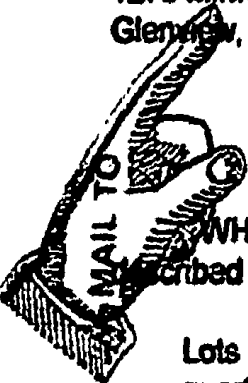


Document prepared by and
return recorded document to:

Gene Bulmash
Miller, Forest and Downing, Ltd.
1275 Milwaukee Avenue, Suite 300
Glenview, IL 60025

EASEMENT MAINTENANCE AGREEMENT



WHEREAS, a Plat of Subdivision was recorded on March 24, 1998, for the following described property (hereinafter referred to as "Property"):

Lots 1, 2 and 3 of Gale Resubdivision of Part of the west half of the northwest quarter of Section 29, Township 42 north, Range 12 east of the third Principal Meridian, in Cook County, Illinois.

P.I.N.s 04-29-100-204 and 04-29-100-215

and commonly known as 3265, 3275 and 3285 Potter Road, Northbrook, Illinois 60062; and

WHEREAS, said Plat of Subdivision provided for a ten foot easement for storm sewer along the west end of the Property, a five foot easement for storm sewer along the north end of Lot 3, a five foot easement for storm sewer along the north end of Lot 2, and a thirty-eight foot easement for drainage and detention along the east end of the Property (hereinafter referred to as "Easement Areas"); and

WHEREAS, said Plat of Subdivision provided that the easements were to be privately maintained by the owners of the Property, their successors and assigns.

NOW THEREFORE BE IT AGREED by the owners of the above described Property, that the owners of Lots 1, 2 and 3 shall each be responsible for one-third of the cost of any maintenance or repairs needed to the Easement Areas.

In the event any owner(s) shall fail to pay its respective share, the non-defaulting owner(s) shall have the right, but not the obligation, to pay the defaulting owner's portion and place a lien on the property of the defaulting owner(s). Such lien may be enforced by the non-defaulting owner(s), who may also recover all reasonable costs and attorneys' fees incurred, in the manner provided by law for enforcement and foreclosure of liens.

P.N.T.N.

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Executed this 8th day of MAY, 1998.

John W. Gale and Jill R. Gale
(Owners of Lots 1, 2 and 3)

[Signature]

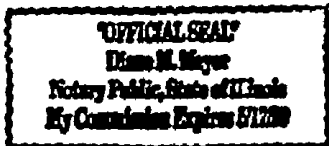
[Signature]

STATE OF ILLINOIS

COUNTY OF COOK

I, DIANE M. MEYER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John W. Gale and Jill R. Gale, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of MAY, 1998.



[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY

Property of Cook County Clerk's Office