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1998-10-28 14:33:29
Cook County Recorder 27.50



2017256 MLC
THIS INSTRUMENT
PREPARED BY AND
SHOULD BE MAILED TO



LEON E. GUSSIS
ATTORNEY AT LAW
333 NORTH LINCOLN
CHICAGO, IL 60614

ADDRESS OF PROPERTY:

PARCEL 1:
1748 NORTH SEDGWICK
CHICAGO, ILLINOIS

AND

PARCEL 2:
1348 NORTH FERN COURT
CHICAGO, ILLINOIS

PTIN:
14-92-324-007-0000

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT made and entered into this 27th
day of October, 1998, by Linda Lentine Clark, hereinafter
referred to as the "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain
real estate commonly known as 1748 North Sedgwick, Chicago, Illi-
nois (the "Sedgwick Property"), said real estate being currently
improved and being legally described as follows:

Lot 13 (except the West ^{77.4 x 80'} feet thereof) in C.J. Hull's
Subdivision of Block 51 of Canal Trustees' Subdivision of the
North 1/2 and the North 1/2 of the Southeast 1/4 and the East 1/2
of the Southwest 1/4 of Section 33, Township 40 North, Range 14,
East of the Third Principal Meridian, in Cook County, Illinois;
and

WHEREAS, Declarant is also the owner in fee simple of cer-
tain real estate commonly known as 1748 North Fern Court, Chica-
go, Illinois (the "Fern Property"), said real estate currently
being improved and being legally described as follows:

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77.14 P.P.C.

The West feet of Lot 19 in C.J.Hull's Subdivision of Block 51 of Canal Trustees' Subdivision of the North 1/2 and the North 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and

WHEREAS, Declarant wishes to create the following easements:

1. To allow the Fern Property to continue to get its water through a feeder line running through the Sedgwick Property and for access onto the Sedgwick Property for the repair and maintenance of said water line;

2. To allow the Sedgwick Property to continue to get its electricity, cable and telephone through the Fern Property and for access onto the Fern Property for the repair and maintenance thereof;

3. To allow the air conditioning unit serving the Sedgwick Property to remain in its present location on the Fern Property and access onto the Fern Property for the repair and maintenance thereof;

4. To allow the common sewer for the Fern Property and the Sedgwick Property, presently located on the Fern Property, to remain on the Fern Property, for the joint use by both properties of said sewer and for access onto the Fern Property for the repair and maintenance thereof;

5. To allow the owner of the Sedgwick Property to have access onto the Fern Property for the repair, replacement and maintenance of the brick wall of the Sedgwick Property; and

~~6. To allow ingress and egress onto the Fern Property so that the Sedgwick Property can have access to Fern Creek.~~

NOW, THEREFORE, the Declarant, as legal title holder of the above described real estate and for the purposes set forth below, hereby declares as follows:

1. Declarant hereby grants, assigns and sets over to the respective owners of the Sedgwick Property and the Fern Property, their respective grantees, heirs, successors and assigns, the following perpetual easements:

a. An easement to allow the owner of the Fern Property to continue to get its water through a feeder line running through the Sedgwick Property and for access onto the Sedgwick Property for the repair and maintenance of said water line;

b. An easement to allow the owner of the Sedgwick Property to continue to get its electricity, cable and telephone through the Fern Property and for access onto the Fern Property

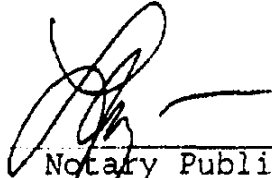
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foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of October, 1998.





Notary Public

of Cook County Clerk's Office