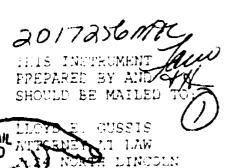
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ALDRESS OF PROPERTY:

CAGO,

PARCEL 1: 1748 NORTH SEDGWICK CHICARO, ILLINOIS

ALL

PARCEL 2: 1049 NORTH FFRN COURT CHICAGO, ILLINOIS

PIIN: 14-33-324-007-0000

DECLARATION OF EASEMENT

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

WITNESSETH:

WHIFEAS. Declarant is the owner in fee simple of certain real estate connectly known as 1748 North Sedgwick, Chicago Illinois the 'sepowick Property", said real estate being currently improved and being legally described as follows:

Lot 10 recorpt the West a feet thereof) in C.J. Hull's subdivision of Block El 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 Cection 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 certain real estate commonly known as 1749 North Fern Court, Chicagr, Illimits the "Fern Property"), said real estate currently scring improved and being legally described as follows: 4 M

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17.14 gx

The West sefect 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

se that the Codyministrative and agrees antouthe for Arms.

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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for the repair and maintenance thereof;

- c. An easement 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;
- d. An easement to allow the common sewer for the Fern Property and the Sedgwick Property, presently located on the Fern Froperty, 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;
- e. An easement 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

replacement shall be for a reasonable period of time agreed upon by the owners of the respective properties

- 2 Declarant represents that it has good and indefeasible fee simple title to the Sedgwick Property and the Fern Property.
- 3. This Declaration shall be perpetual and at all times shall run with the land and be binding upon and inure to the terefit of the Declarant, its heirs, grantees, successors and assigns.
- 4. The Owner of either Property may enforce this instrument ry appropriate action, and should he prevail in such litigation, he shall recover, as part of his costs, reasonable attorney's fees.
- 5. This instrument shall be liberally construed so as to effectuate the intent grant the easements contained herein

IN WITNESS WHEREOF, Declarant has executed this Declaration of Easement the day and year first above written.

Anda Lentine Clark

STATE OF ILLINOIS

SS

COUNTY OF COCK

I the undersigned, a Notary Public in and for the County and State, do hereby certify that Linda Lentine Clark, personally known to me to be the same person whose name is subscribed to the

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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.

Order my hand and notarial seal this $\frac{27}{190}$ day of

"OFFICIAL SEAL"

NOTARY PLOTE STATE OF ILLINOIS MY COMMISSION EXPIRES 10/20/2001

Or Coot County Clark's Office