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1999-01-29 11:41:11

Cook County Recorder

25.50

RELEASE OF EASEMENT

This instrument was prepared by and return recorded document to:



Scott Fandre Attorney at Law 171 N. Clark Street Chicago, IL 60601

State of Illinois) ss
County of Cook)

This Indenture made and executed this <u>/c</u> th day of November, 1998, between Mary Therese Tylus, grantor, and Betty Johnson, grantoe witnesseth:

That the grantor, Mary Therese Tylus, an unmarried woman, is the owner and holder of legal title to the real estate (hereinafter the "Tylus Trace") in Cook County, Illinois, described as:

PARCEL 1: The South 17.83 feet of the North 50.66 fee. (as measured on the East and West lines thereof) of Lot 15 in Block 44 in Rogers Park, being a Subdivision of the Northeast ¼ and that part of the Northwest ¼ lying East of Ridge Road of Section 31, also the West ½ of the Northwest ¼ of Section 32, also all of Section 30 lying South of the Indian Boundary Line, all in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, liinois.

PARCEL 2: The East 8.38 feet (as measured on the North and South lines thereof) of the South 20.00 feet (as measured on the East and West lines thereof) of Lot 15 in Block 44 in Rogers Park aforesaid.

PARCEL 3: Easements as set forth in the Declaration and Exhibit '1' thereto attached dated May 26, 1962 and recorded June 19, 1962 as document number 18506888, made by Pioneer Trust and Savings Bank, a Corporation of Illinois, as Trustee under Trust Agreement dated May 25, 1962 and known as Trust Number 13588 and as created by the deed from Pioneer Trust and Savings Bank Trust

Number 13588 to Herman D. Romero and Maryanne S. Romero, his wife, dated April 19, 1973 and recorded July 5, 1973 as document number 22385893 for the benefit of Parcel 1 aforesaid for ingress and egress, all in Cook County, Illinois.

PIN: 11-31-225-031

ADDRESS: 1739-B West Farwell Avenue, Chicago, Illinois

That the grantee, Betty Johnson is the owner and holder of legal title to the real estate (hereinafter the "Johnson Tract") in Cook County, Illinois, described as:

PARCEL 1: Lot 15 (except the North 121.98 feet, as measured on the East and West lines thereof, and also except the South 20 feet, as measured on the East and West lines thereof, in Block 44 in Rogers Park, being a Subdivision of the Northcost ¼ and that part of the Northwest ¼ lying East of Ridge Road of Section 31, also are West ½ of the Northwest ¼ of Section 32, also all of Section 30 lying South of the Indian Boundary Line, all in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The South 20.00 feet (as measured on the East and West lines thereof), excepting therefrom the East 41.90 feet (as measured on the North and South lines thereof) of Lot 15 in Block 44 in Rogers Park aforesaid.

PARCEL 3: Easements appurent to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as document number 18506888 and by deed recorded as document number 22296704 for ingress and egress, all in Cook County, Illinois.

PIN: 11-31-225-036

ADDRESS: 1739-G West Farwell Avenue, Chicago, Illinois

The Declaration of Easements recorded as document number 1850, 383 purports to create easements for ingress and egress over parts of Parcel 1 of the Johnson Tract, including the West 8 feet, the East 5 feet and the South 5 feet thereof (hereinafter the "Record Easement Areas"). Portions of the Record Easement Areas have long been exclosed by a wood fence, so that such portions have not been used for the purposes set forth in the Declaration recorded as document number 18506888. The grantor now wishes to acknowledge her abandonment of the parts of the Record Easement Areas and to release any interest she may have in the abandoned portions thereof to the grantee.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, Mary Therese Tylus does hereby acknowledge and state that she has abandoned her rights in the parts of the Record Easement Areas now or heretofore occupied by existing structures or enclosed by a wood fence within or near the Johnson Tract, specifically including the South 11 feet 8 inches of Parcel 1 (except the East 2 feet, more or less, and the West 4

feet, more or less) of the Johnson Tract, and agrees that neither she nor future owners of the Tylus Tract may again make claim to use those parts of the Record Easement Area.

Mary Therese Tylus does also hereby, for the aforesaid consideration, grant, convey, release and quit claim to Betty Johnson all of her right, title and interest in and to the parts of the Record Easement Areas now or heretofore occupied by existing structures or enclosed by a wood fence within or near the Johnson Tract, specifically including the South 11 feet 8 inches of Parcel 1 (except the East 2 feet, more or less, and the West 4 feet, more or less) of the Johnson Tract, hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises forever.

In witness whereof, Mary Therese Tylus has executed this Release of Easement on the date indicated above.

MARY THERESE TYLUS

State of Illinois; County of Cook, ss.

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Mary Therese Tylus, an unmarried woman, personally known to me to be the same person

whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this	sth day of November, 1995.
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NOTARY PUBLIC	
My commission expires	