

**THIS DOCUMENT WAS
PREPARED BY:**

Klein Thorpe and Jenkins, Ltd.
15010 S. Ravinia Avenue – Suite #10
Orland Park, Illinois 60462
E. Kenneth Friker, Esq.

**AFTER RECORDING
RETURN TO:**

RECORDER'S BOX 324



Doc#: 1511316079 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2015 04:05 PM Pg: 1 of 7

[The above space reserved for the County Recorder's Office]

STORM SEWER EASEMENT

THIS STORM SEWER EASEMENT (this "Easement") is made and entered into this 20th day of April, 2015, by and among ROBERT J. ZAPOLIS and ANN MARIE JAGIELLA, his wife, of 13315 Strawberry Lane, Orland Park, Illinois 60462 (hereinafter referred to as the "GRANTORS"), and VILLAGE OF ORLAND PARK, an Illinois municipal corporation, having an address at 14700 S. Ravinia Avenue, Orland Park, Illinois 60462 (hereinafter referred to as the "GRANTEE").

RECITALS

1. GRANTORS are the owners of fee simple title to a parcel of real property located in Cook County, Illinois, as depicted on Exhibit A and legally described in Exhibit B attached hereto and by this reference made a part hereof (hereinafter the "Property") and are in possession thereof.
2. GRANTEE proposes to install a thirty-six inch (36") below-ground storm sewer (the "Project").
3. GRANTORS have agreed to grant to GRANTEE a non-exclusive easement for storm sewer purposes on the Property, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the sum of TWO THOUSAND NINE HUNDRED EIGHTY-THREE AND 50/100 DOLLARS (\$2,983.50) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS do hereby grant the following easement as hereinafter set forth:

1. Recitals. The parties acknowledge that the foregoing recitals are true and correct and hereby incorporated into this Easement as if fully set forth herein.

2. Grant of Easement. GRANTORS do hereby grant and convey to the GRANTEE and its employees, licensees, agents, independent contractors, successors and assigns, a non-exclusive easement, in, over, upon, across and through the Property for constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting a thirty-six inch (36") storm sewer, as well as ingress and egress in, over, under, upon, across and through the Property with full rights and authority to enter upon and excavate the Property and to cut, trim and remove trees, bushes, roots and saplings and to clear obstructions from the surface and sub-surface.

3. Use of Easement. GRANTEE shall have the right to do all things necessary, useful or convenient for the purposes outlined in Section 2 hereof. GRANTORS hereby covenant with GRANTEE that GRANTEE shall have quiet and peaceful possession, use and enjoyment of the easement granted herein.

4. Covenants Running with the Land. This Easement, and all the rights, conditions, covenants and interests set forth herein and created hereby are intended to and shall run with the land and shall be binding upon and inuring to the benefit of the parties hereto and their respective successors and assigns.

5. Perpetual Duration. This Easement shall be perpetual in duration.

6. Rights Reserved. The easement rights granted herein are non-exclusive in nature and are subject to all matters of record. GRANTORS shall have the right to use the Property, or any portion thereof, or any property of GRANTORS adjoining the Property for any purpose not inconsistent with the full use and enjoyment of the rights granted herein in favor of GRANTEE. However, obstructions shall not be placed over GRANTEE's facilities or in, upon or over the Property without the prior written consent of GRANTEE.

7. Indemnification/Hold Harmless. GRANTEE will defend, protect and save and keep GRANTORS and GRANTORS' agents and employees ("Indemnified Parties") forever harmless and indemnified against and from any and all loss, cost, damage or expense arising out of or from any accident or occurrence resulting from GRANTEE's activities pursuant to the terms of this Easement on or about the Property that causes injury to any person or property whomsoever or whatsoever.

8. Miscellaneous. No modification or amendment of this Easement shall be of any force or effect unless in writing executed by both GRANTORS and GRANTEE and recorded in the Public Records of Cook County, Illinois. If GRANTORS or GRANTEE obtain a judgment against the other party by reason of breach of this Easement, attorneys' fees and costs, at both the trial and appellate levels shall be included in such judgment. This Easement shall be interpreted in accordance with the laws of the State of Illinois, both substantive and remedial.

IN WITNESS WHEREOF, GRANTORS and GRANTEE have caused these presents to be executed as of the day and year first above written.

GRANTORS:



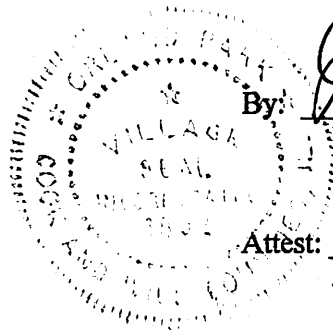
ROBERT J. ZAPOLIS



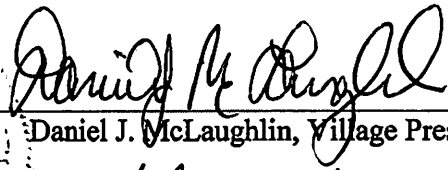
ANN MARIE JAGIELLA

GRANTEE:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation



By:



Daniel J. McLaughlin, Village President

Attest:



John C. Mehalek, Village Clerk

ACKNOWLEDGMENTS

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 the above-named ROBERT J. ZAPOLIS and ANN MARIE JAGIELLA, his wife, 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 act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of March, 2015.

Danielle Szczucki
Notary Public

Commission expires



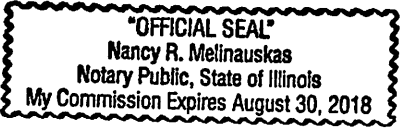
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. MCLAUGHLIN, personally known to me to be the President of the Village of Orland Park, and JOHN C. MEHALEK, personally known to me to be the Village Clerk of said municipal corporation, and 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 severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of April, 2015.

Nancy R. Melinauskas
Notary Public

Commission expires: Aug 30, 2018





Scale: 1"=30'

105.68' PROPERTY LINE

119.25' PROPERTY LINE

176.76' PROPERTY LINE

P.I.N. # 23-35-310-015-0000
 ROBERT J ZAPOLIS
 13315 STRAWBERRY LN
 ORLAND PARK, IL 60462-1482

LOT 15
 2-STORY
 BRICK & FRAME
 RESIDENCE
 #13315
 T/F=687.08

LOT 14
 BRICK
 RESIDENCE
 #8616
 T/F=688.94

SUBDIVISION

CONCRETE DRIVE

R=60.00
 A=53.16'

R=60.0

PROPOSED
 EASEMENT

CONCRETE DRIVE

2-STORY

CONSTRUCTION
 EASEMENT

PROJ. NO.	
DATE	
SHEET	OF
DRAWING NO.	

**13315 STRAWBERRY LANE
 ORLAND PARK, IL 60462**

DESIGN	
DRAWN	
CHECKED	
SCALE	1/2"
PLAT DATE	2/17/03
CAD USER	LMAD
FILE	13315 STRAWBERRY LN
NO. OF	24 (2) 1/2"

**VILLAGE OF
 ORLAND PARK**

CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 623-6500

Exhibit A

LEGAL DESCRIPTION
FOR
PERMANENT STORM SEWER EASEMENT
PIN 23-35-310-015-0000

13315 Strawberry Lane
Orland Park, Illinois 60462

LOT 15 (*13315) 5.00' PERMANENT STORM SEWER EASEMENT LEGAL
DESCRIPTION:

THE SOUTH 5.00 FEET OF LOT 15 IN PARK VIEW ESTATES SUBDIVISION OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JULY 24, 1979 AS DOCUMENT 25066458, IN COOK COUNTY,
ILLINOIS.

CONTAINING 663 SQ. FT., MORE OR LESS

Exhibit B