

KTJ

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April 25, 2018

Hand Delivered

Mr. John Ingram, Director
Department of Public Works
Village of Orland Park
15655 Ravinia Avenue
Orland Park, IL 60462

2018-0097
passed - 3/5/18
ord # 5277



Re: Grant of Public Utility and Drainage Easement
and Grant of Temporary Construction Easement
Azzaline - 8301 W. 138th Place, Orland Park

John:

The Easements in this matter were recorded with the Cook County Recorder of Deeds on April 19, 2018 as Document Nos. 1810945064 and 1810945065 and are enclosed herewith for the Village's permanent records.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

E. Kenneth Friker

Enclosures

**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



1810945064

Doc# 1810945064 Fee \$50.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 02:24 PM PG: 1 OF 7

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

GRANT OF A PUBLIC UTILITY AND DRAINAGE EASEMENT

THIS GRANT OF A PUBLIC UTILITY AND DRAINAGE EASEMENT (the "Easement") is made and entered into this 8th day of January, 2018, by and among MICHAEL R. AZZALINE, II and SARA A. AZZALINE, his wife, of 8301 W. 138th Place, 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 an eight inch (8") below-ground storm sewer (the "Project").
3. GRANTORS have agreed to grant to GRANTEE a permanent non-exclusive easement for storm sewer and drainage purposes consisting of thirteen hundred twenty square feet (1,320') 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 SEVEN THOUSAND TWO HUNDRED SIXTY AND 00/100 DOLLARS (\$7,260.00) 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 Public Utility and Drainage 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 that portion of the Property legally described in Exhibit B (the "Easement Premises") for constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting an eight inch (8") 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. Upon completion of the Project, all materials and equipment shall be removed from the Easement Premises, and the Easement Premises shall be restored to the same condition or better condition than on commencement of the Project.

3. Use of Easement. GRANTEE shall have the right to do all things necessary, useful or convenient for the purposes outlined in Paragraphs 2 and 4, above. 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. The 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. Duration of Permanent Easement. This Permanent Public Utility and Drainage 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:



MICHAEL R. AZZALINE, II



SARA A. AZZALINE

GRANTEE:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

By: 

KEITH PEKAU, Village President

Attest: 

JOHN C. MEHALEK, Village Clerk

ACKNOWLEDGMENTS

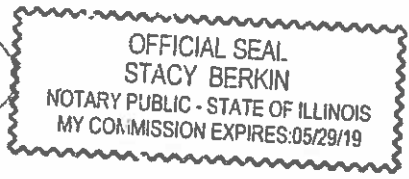
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named MICHAEL R. AZZALINE, II and SARA A. AZZALINE, 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 8th day of January, 2018.



Notary Public



Commission expires 5/29/19

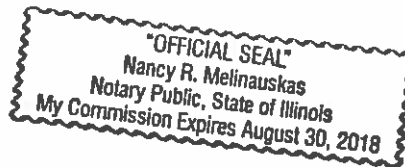
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that KEITH PEKAU, 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 9th day of Apr. 1, 2018.

Nancy R. Melinauskas
Notary Public

Commission expires: Aug 30, 2018



LEGEND

- 20' EASEMENT AND DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PLAT OF EASEMENT

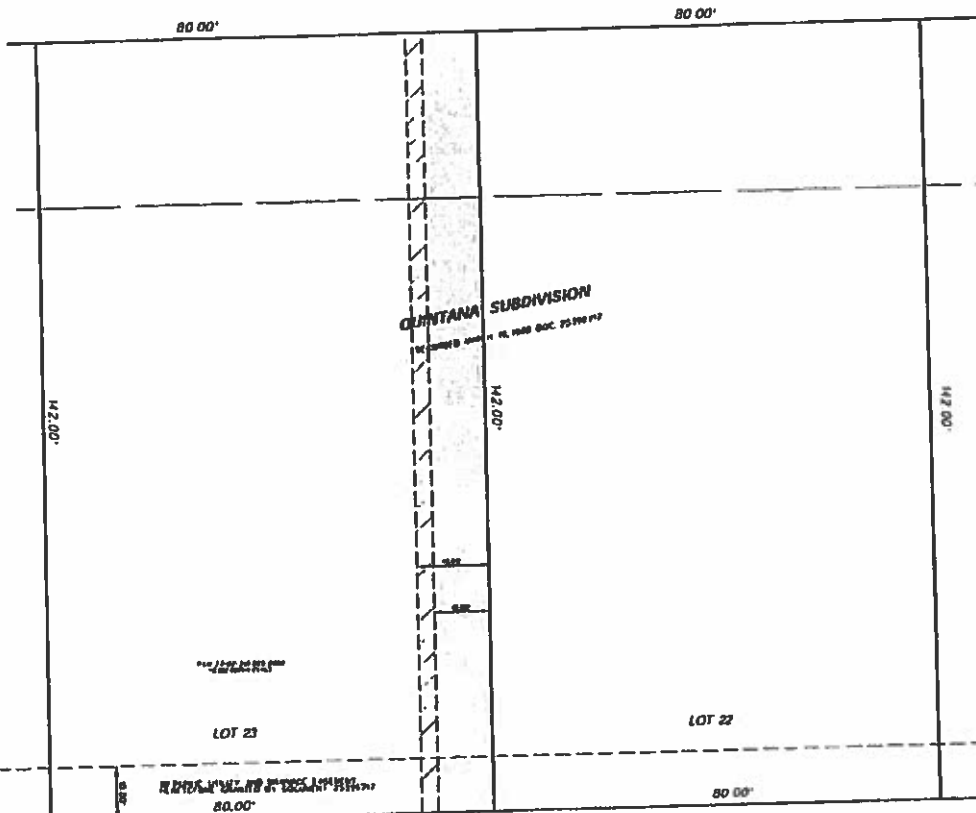
FOR THE PURPOSES OF A SUBDIVISION OF THE LANDS OF THE CITY OF LOS ANGELES, CALIFORNIA, IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 1, SECTION 1, AND THE PLAT ACT, CHAPTER 1, SECTION 2, AS AMENDED.



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

18TH PLACE
AS PUBLIC ROAD OF 100'



LOT 23 - 80.00' WIDE BY 142.00' DEEP, BEING 11,360.00 SQ. FT. OF LAND, MORE OR LESS, BEING A PORTION OF THE LANDS OF THE CITY OF LOS ANGELES, CALIFORNIA, IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 1, SECTION 1, AND THE PLAT ACT, CHAPTER 1, SECTION 2, AS AMENDED.

LOT 22 - 80.00' WIDE BY 142.00' DEEP, BEING 11,360.00 SQ. FT. OF LAND, MORE OR LESS, BEING A PORTION OF THE LANDS OF THE CITY OF LOS ANGELES, CALIFORNIA, IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 1, SECTION 1, AND THE PLAT ACT, CHAPTER 1, SECTION 2, AS AMENDED.

OWNER'S CERTIFICATE - LOT 23

I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is the same as that shown on the attached plat, and that the same is being offered for sale in accordance with the provisions of the plat act, chapter 1, section 1, and the plat act, chapter 1, section 2, as amended.

DATE: _____

BY: _____

NOTARY CERTIFICATE

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the above described land is the same as that shown on the attached plat, and that the same is being offered for sale in accordance with the provisions of the plat act, chapter 1, section 1, and the plat act, chapter 1, section 2, as amended.

DATE: _____

BY: _____

SURVEYOR'S CERTIFICATE

I, the undersigned, being a Licensed Professional Engineer in the State of California, do hereby certify that the above described land is the same as that shown on the attached plat, and that the same is being offered for sale in accordance with the provisions of the plat act, chapter 1, section 1, and the plat act, chapter 1, section 2, as amended.

DATE: _____

BY: _____

PERMISSION TO RECORD

I, the undersigned, being a Licensed Professional Engineer in the State of California, do hereby certify that the above described land is the same as that shown on the attached plat, and that the same is being offered for sale in accordance with the provisions of the plat act, chapter 1, section 1, and the plat act, chapter 1, section 2, as amended.

DATE: _____

BY: _____

TEMPORARY EASEMENT PROVISIONS

The easement herein granted is for the purpose of allowing the owner of the land to use the same for the purpose of the construction of a building on the land, and the easement shall terminate when the building is completed.

EASEMENT PROVISIONS

The easement herein granted is for the purpose of allowing the owner of the land to use the same for the purpose of the construction of a building on the land, and the easement shall terminate when the building is completed.

Thomson Surveying Ltd.
 1000 W. 10th Street, Suite 100
 Los Angeles, CA 90015
 Telephone: (213) 475-1111

CHRISTOPHER B. BURKE ENGINEERS, LTD.
 5575 W. INGLEWOOD ROAD SUITE 500
 INGLEWOOD, CA 90304

NO.	DATE	NAME OF PERSON	TYPE	AMOUNT

PLAT OF EASEMENT
 18TH PLACE, LOS ANGELES

PROJECT NO. 1000
 SHEET 1 OF 1
 DRAWING NO. 5051-4301-120001

LEGAL DESCRIPTION
FOR
PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT

PIN 27-02-210-009-0000

8301 W. 138th Place
Orland Park, Illinois 60462

LOT 23 10.00' PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT LEGAL DESCRIPTION:

THE EAST TEN (10') FEET OF LOT 23 IN QUINTANA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1980 AS DOCUMENT 25396717 IN COOK COUNTY, ILLINOIS.

CONTAINING 1,320 SQ. FT., MORE OR LESS

Exhibit B