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DOC # \_\_\_\_\_  
CHAMPAIGN COUNTY, ILL

JUL 22 PM 12 19

*Barbara A. Bruce*  
RECORDER

**EASEMENT**

This agreement is entered into on the 16<sup>TH</sup> day of JULY, 1999, by and between Charles M. Clark and Ruth Ellen Clark as trustees of the Charles M. Clark and Ruth Ellen Clark Revocable Living Trust dated November 6, 1998 (hereinafter "Clark") and Kankakee Federal Savings Bank (hereinafter "Bank").

**WHEREAS** Clark is the owner of property legally described as:

Lot 3 of Marketview West Subdivision as per plat recorded in Plat Book "AA" at page 80, situated in the City of Champaign, in Champaign County, Illinois (hereinafter "Lot 3"); and

**WHEREAS** Bank is the owner of property legally described as:

Lot 2 of a replat of Lot 2 in Marketview West Subdivision as per plat recorded in Plat Book "B" at page 121, situated in the City of Champaign, in Champaign County, Illinois (hereinafter "Lot 2"); and

**WHEREAS** Bank wishes to obtain an easement for parking space upon Lot 3, and Clark wishes to obtain an easement of access across part of Lot 2; and,

**WHEREAS** both parties to this agreement wish to create a mutual easement to accommodate and allow continued encroachment of existing improvements along the north-south line dividing Lot 2 from Lot 3.

**IT IS NOW THEREFORE** agreed as follows:

1. The parties hereto mutually grant, bargain and sell to each other an easement along the common north-south line dividing Lot 2 from Lot 3 for the purpose of allowing the continued existence of encroachment of improvements disclosed in that certain survey dated

November 3, 1998 by Stephen J. Peidl (I.P.L.S. 3176) which is attached hereto and incorporated by reference as Exhibit "A".

2. Said easement hereby allows each party to maintain such encroachments, and so long as such encroachments exist, they shall be maintained in good repair without damage to the property of the other.

3. Clark hereby grants to Bank, for the benefit of Lot 2, a non-exclusive easement for parking, including necessary access thereto, along the west side of Lot 3.

4. Clark hereby grants to Bank, for the benefit of Lot 2, a ten (10) foot wide non-exclusive easement for pedestrian access from Lot 2 onto the parking easement above-described; said access easement may be developed by Bank at any location along the common western boundary of Lots 2 and 3.

5. Bank is permitted to construct improvements for such pedestrian access in a manner of its choosing and shall bear all costs of construction and maintenance thereof.

6. Bank hereby grants to Clark, for the benefit of Lot 3, a twenty-five (25) foot wide non-exclusive easement of ingress and egress for vehicular traffic to have access to Anthony Drive over the southeastern portion of Lot 2 connecting to Anthony Drive. The entrance to the easement from Lot 3 shall extend from a point One Hundred One and 25/100 feet <sup>(101.25 feet)</sup> more or less, east of the southwest corner of Lot 3 to a point which is one hundred twenty six and 25/100 feet (126.25 ft) more or less, east of the southwest corner of Lot 3.

7. The easements created hereby shall run with the land and shall be binding upon the heirs, personal representatives, assigns and successors of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this document on the day and year first above written.

Kankakee Federal Savings Bank

By: [Signature]  
Pres/CEO

Attest: [Signature]

Charles M. Clark, Trustee

[Signature]  
Trustee

Ruth Ellen Clark, Trustee

[Signature]  
Trustee

STATE OF ILLINOIS )  
                          JEFFERSON )  
COUNTY OF ~~JEFFERSON~~ )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify ~~and~~ that CHARLES ~~Z.~~ CLARK and RUTH ELLEN CLARK, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and notarial seal this 16<sup>th</sup> day of July, 1999.

*Ruthie R. Alexander*  
Notary Public  
"OFFICIAL SEAL"  
Ruthie R. Alexander  
Notary Public, State of Illinois  
My Commission Expires 04/06/00

STATE OF ILLINOIS )  
                          KANKAKEE )  
COUNTY OF ~~CHAMPAIGN~~ )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that David B. Cox, personally known to me to be the president & CEO of Kankakee Federal Savings Bank Inc., and Michael A. Stanfa, personally known to me to be the Secretary of Kankakee Federal Savings Bank personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as president & CEO and secretary of said corporation, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act for the uses and purposes therein set forth.

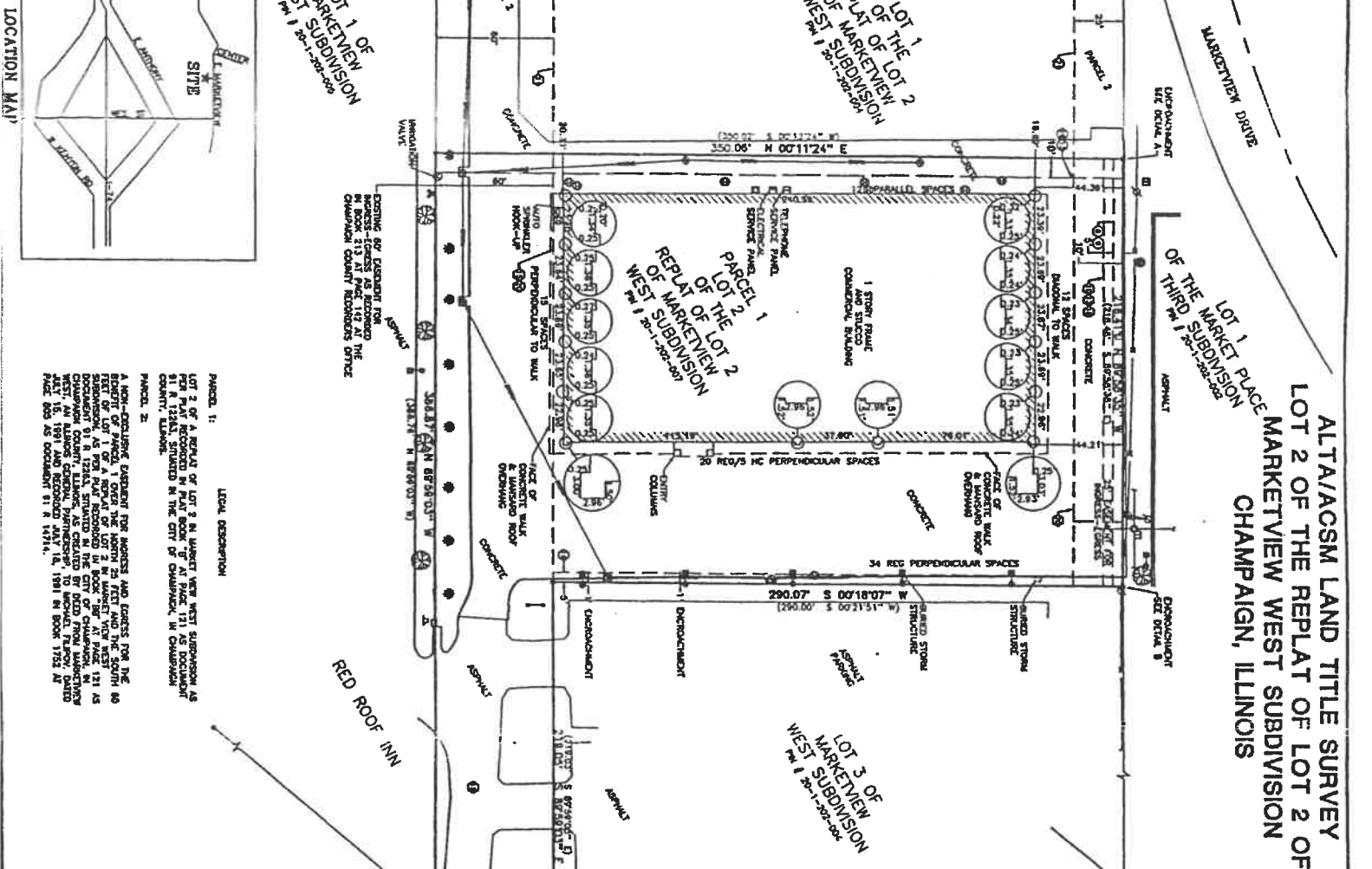
GIVEN UNDER MY HAND and notarial seal this 20th day of July, 1999.

*Lynn O'Brien*  
Notary Public

OFFICIAL SEAL  
LYNN O'BRIEN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/18/03

Prepared by and return to:  
PAUL R. COLE  
Erwin, Martinkus & Cole, Ltd.  
411 West University Avenue  
Post Office Box 1098  
Champaign, IL 61824-1098  
Phone: 217-351-4040

# ALTA/ACSM LAND TITLE SURVEY LOT 2 OF THE REPLAT OF LOT 2 OF MARKETVIEW WEST SUBDIVISION CHAMPAIGN, ILLINOIS



**LEGEND**

●	FOULD ROAD PIN	○	STORM MANHOLE
○	SET ROAD PIN	■	STORM MILET
○	SET CHAINED "X"	□	EMERGENCY MANHOLE
○	PIPE MANHOLE	○	EMERGENCY CLEAN OUT
○	WATER VALVE	○	RECORDS TREE
○	WELL BOX	○	EMERGENCY TREE
○	LIGHT POLE	○	BOUNDARY OF TRACT SURVEYED
○	POWER POLE	○	STORM LINE
○	ELECTRIC FEEDLINE	○	TRAILER LINE
○	TELEPHONE FEEDLINE	○	DIAGONAL OF RECORD
○	GAS SERVICE	○	OVERHEAD UTILITY
○	SON	○	TRACK LINE

**REMARKS:**

- 1) A SEPARATE SEARCH OF THE RECORDS FOR EASEMENTS OR OTHER ENCUMBRANCES IS NOT TO BE MADE BY THIS PLAY OF SURVEY.
- 2) THE DESCRIBED TRACT OF LAND LIES WITHIN 20% OF THE FLOOD INSURANCE RATE MAP, NO. 170288 D005, AS DATED JANUARY 14, 1981 FOR THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
- 3) PARCEL 1 ENCOMPASSES 87,217 SQUARE FEET (0.19 ACRES) MORE OR LESS.
- 4) SUBJECT TRACT IS ZONED CC (COMMERCIAL, GENERAL).
- 5) LAND LIES WITHIN THE BOUNDARIES OF THE CHAMPAIGN DRAINAGE DISTRICT.

**DATE:** November 3, 1990

**BY:** [Signature]

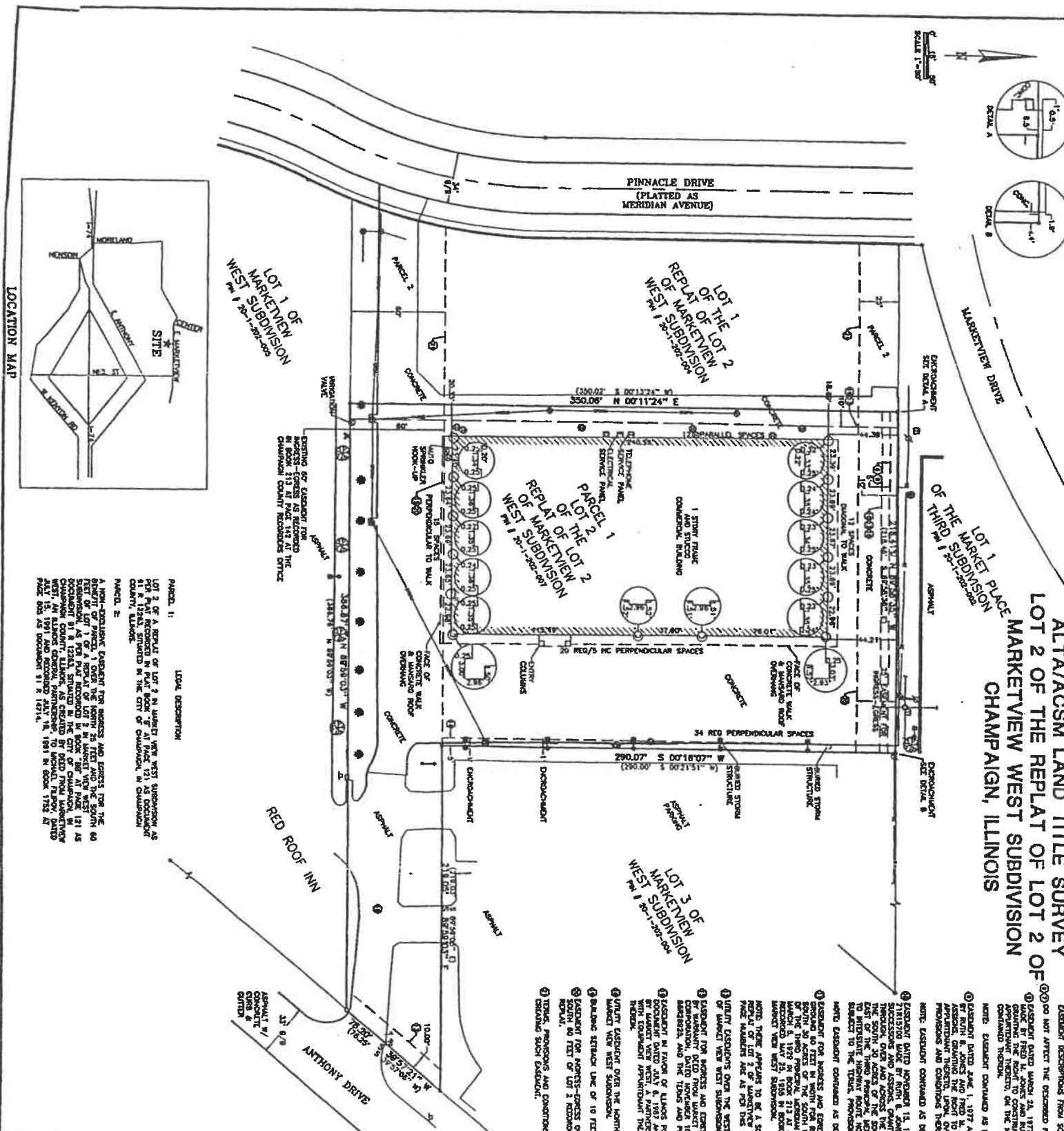
**FOR:** [Signature]

**MARKETVIEW  
ALTA/ACSM SURVEY  
CHAMPAIGN, ILLINOIS**

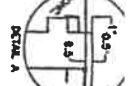
HDC ENGINEERING, INC.

261 West Springfield, Suite 200, P.O. Box 140, Champaign, Illinois 61820-2140  
217-242-8976 217-244-0963 Fax 217-245-0376

PROJECT NO. 9226  
DATE 11/2/90  
DRAWN BY [Signature]  
CHECKED BY [Signature]  
REVISIONS  
NO. DATE BY REMARKS



**ALTA/MCSM LAND TITLE SURVEY  
LOT 2 OF THE REPLAT OF LOT 2 OF  
MARKETVIEW WEST SUBDIVISION  
CHAMPAIGN, ILLINOIS**



**PARCEL 1:**  
LOCAL DESCRIPTION  
LOT 2 OF A REPLAT OF LOT 2 IN MARKETVIEW WEST SUBDIVISION AS SHOWN IN BOOK 1118 AT PAGE 1118 AS RECORDED IN THE OFFICE OF CHAMPAIGN COUNTY, ILLINOIS.

**PARCEL 2:**  
LOCAL DESCRIPTION  
A NORTH-SOUTH CORNER FOR PARCELS FOR THE REPLAT OF LOT 2 OF A REPLAT OF LOT 2 IN MARKETVIEW WEST SUBDIVISION AS SHOWN IN BOOK 1118 AT PAGE 1118 AS RECORDED IN THE OFFICE OF CHAMPAIGN COUNTY, ILLINOIS.

**PARCEL 3:**  
LOCAL DESCRIPTION  
A NORTH-SOUTH CORNER FOR PARCELS FOR THE REPLAT OF LOT 2 OF A REPLAT OF LOT 2 IN MARKETVIEW WEST SUBDIVISION AS SHOWN IN BOOK 1118 AT PAGE 1118 AS RECORDED IN THE OFFICE OF CHAMPAIGN COUNTY, ILLINOIS.

- LEGEND**
- FOUND FROM PM
  - SET FROM PM
  - SET CHECKED "X"
  - PER MIMMART
  - WATER VALVE
  - WALL BOX
  - LIGHT POLE
  - POWER POLE
  - ELECTRIC POSTAL
  - TELEPHONE POSTAL
  - GAS SERVICE
  - SIGN
- REMARKS:**
- 1) FOUND FROM PM
  - 2) SET FROM PM
  - 3) SET CHECKED "X"
  - 4) PER MIMMART
  - 5) WATER VALVE
  - 6) WALL BOX
  - 7) LIGHT POLE
  - 8) POWER POLE
  - 9) ELECTRIC POSTAL
  - 10) TELEPHONE POSTAL
  - 11) GAS SERVICE
  - 12) SIGN

**REMARKS:**

- 1) EASEMENT FOR 20 FEET AND 20 FEET OF LOT 2 OF MARKETVIEW WEST SUBDIVISION AS SHOWN IN BOOK 1118 AT PAGE 1118 AS RECORDED IN THE OFFICE OF CHAMPAIGN COUNTY, ILLINOIS.
- 2) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
- 3) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
- 4) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
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**REMARKS:**

- 1) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
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- 1) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
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- 12) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5

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- 1) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
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- 11) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5
- 12) EASEMENT FOR 10 FEET FROM THE WEST BOUNDARY LINE AS SHOWN ON 5

**LOCATION MAP**

**DATE:** March 13, 1998

**BY:** [Signature]

**FOR:** [Signature]

**CHAMPAIGN COUNTY, ILLINOIS**