

GRANT OF EASEMENT AND JOINT USE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2019, by and between LOMBRD REAL ESTATE LLC, and Illinois Limited Liability Company, (hereinafter described as "Parcel A Grantor" and legally described in the attached Exhibit "A"), and LOMBARD HOTELS GROUP LLC, an Illinois Limited Liability Company, (hereinafter described as "Parcel B Grantee" and legally described in the attached Exhibit "A").

WHEREAS, Parcel A Grantors desire to grant an easement to Parcel B Grantee for the purpose of allowing ingress and egress and driveway entrance over and across Parcel A and onto Parcel B See attached drawing of Easement Access from Parcel A to Parcel B, and referred to herein as Exhibit "B"); and,

NOW THEREORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual covenants and promises herein contained, the parties do agree as follows:

1. Parcel A Grantors deed and convey to Parcel B Grantee a perpetual right and easement across Grantor's Parcel A and onto Grantee's Parcel B for the purposes stated above. Said Easement shall be located and identified in the attached drawing of Easement as shown herein in Exhibit "B".
2. That the parties acknowledge and agree that the Grantors shall retrain the right to also use the easement for ingress and egress onto Grantor's Parcel "A" as well as for ingress and egress onto Parcel "B".
3. That the parties agree to each pay one-half of the cost of repairs and maintenance associated with this Easement for ingress and egress to both parcels A and B.
4. That the duration of this Grant of Easement shall be perpetual and shall run with the land, as to any future conveyances.

LOMBARD REAL ESTATE LLC:

LOMBARD HOTELS GROUP LLC:

By: _____

By: _____

GRANTOR

GRANTEE

Subscribed and Sworn to before me this _____ day of _____, 2019

(Notary Public)

EXHIBIT "A"

GRANTOR PARCEL "A"

LEGAL DESCRIPTION

PROPERTY ADDRESS: 415 EAST NORTH AVENUE, LOMBARD, ILLINOIS 60148.

LOT 1 IN HUGHS' RESUBDIVISION OF LOTS 1,2,3,4 5 AND 6 (EXCEPT THE EAST 20 FEET OF SAID LOT 6) IN BLOCK 1 IN "LOMBARD HEIGHTS" =, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SUBDIVISION ENTITLED LOMBARD VISTA, AS DOCUMENT 243024, ACCORDING TO THE PLAT OF SAID "LOMBARD HEIGHTS" RECORDED DECEMBER 28, 1953 AQS DOCUMENT 704195 AND CERTIFICATE OF CORRECTION RECORDED JUNE 9, 1955 AS DOCUMENT 760296, IN DU PAGE COUNTY, ILLINOIS

PERMANENT PARCEL NO. 06-05-200-015.

GRANTEE PARCEL "B"

LEGAL DESCRIPTION

PROPERTY ADDRESS: 415 E. NORTH AVENUE, LOMBARD, ILLINOIS 60148.

THE EAST 20 FEET OF LOT 6 AND ALL OF LOTS 7, 8, 9 AND 10 IN BLOCK 1 IN LOMBARD HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1953 AS DOCUMENT 704195 AND CERTIFICATE OF CORRECTION FILED JUNE 9, 1955 AS DOCUMENT 760296, IN DU PAGE COUNTY, ILLINOIS.

PERMANENT TAX PARCEL NO. 06-05-200-014.

EXHIBIT "B"

