GRANT OF EASEMENT

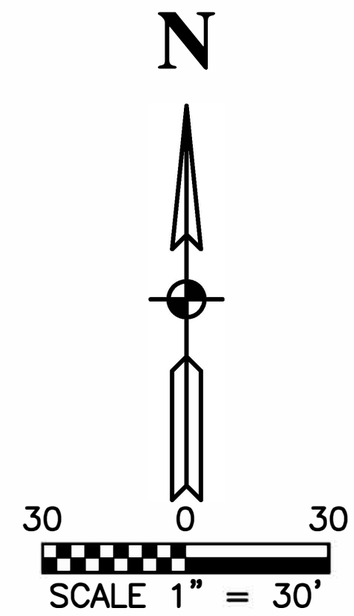
FOR PUBLIC UTILITY, MUNICIPAL UTILITY, & SIDEWALK TO THE CITY OF CREST HILL, ILLINOIS

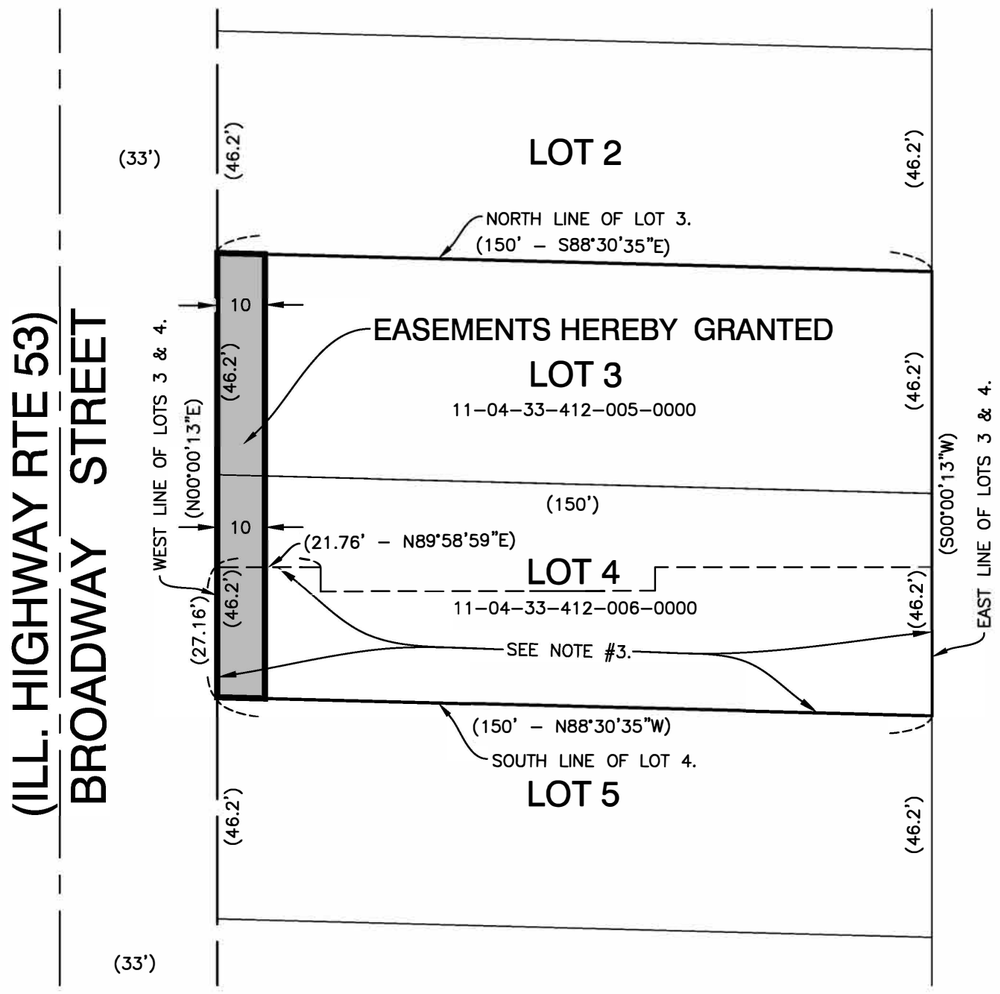
Of

The west 10.00 of Lots 3 and 4 in McFadden's Subdivision of part of the Southeast Quarter of Section 33, Township 36 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 27, 1921, as Document Number 337010, in Plat Book 17, Page 23, in Will County, Illinois.

Easement Area = 5,809 Square Feet or 0.133 Acres

Affects PINS: 11–04–33–412–005–0000 & 11–04–33–412–006–0000





State of _____)
) ss
County of_____)

The undersigned, John R. Gross, a single man, does hereby certify that he is the owner of the property described hereon and that he has caused said property to be granted for easements as shown hereon.

Dated this _____ day of_____, 20____.

Javier Salazar
1820 Broadway Street
Crest Hill, Illinois 60403

BY: _____

ATTEST: _____

State of _____)
) ss
County of_____)

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____.

_____
Notary Public

_____
My Commission Expires

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

Commonwealth Edison Company,
A.T. & T.,
Applicable Cable Television Company, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or Structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI–Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", Common Area or Areas", and streets and alleys, wether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" Together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property. adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, an the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI–Gas facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI–Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term ""Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Sidewalk Easement Provisions:

An easement is hereby reserved and granted to the City of Crest Hill, their successors and assigns, for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate a sidewalk over, across, and along the surface of the property shown on the plat marked "HEREBY GRANTED", together with right of access across the property for necessary employees, contractors, sub–contractors and equipment to do any of the aforementioned operations.

MUNICIPAL UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE PROPERTY WITH DOMESTIC WATER AND SANITARY SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SANITARY SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THE PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURE, FENCE, WALL, PATIO, SHED, POST, OR LANDSCAPE PLANTING IMPROVEMENTS UPON THE MUNICIPAL UTILITY EASEMENT EXCEPT AS SHOWN ON THE CITY OF CREST HILL APPROVED LANDSCAPE OR PUD PLANS, OR
ii. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENTS MAY BE USED FOR DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE PROPERTY OWNER AND OR THE PROPERTY OWNER IS COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION SHOULD MAINTENANCE OF THE MUNICIPAL UTILITY BE REQUIRED.

Approved by the City Council of the City of Crest Hill, Illinois, at a meeting held this _____ day of _____ of 20___.

By: _____
Mayor

Attest: _____
City Clerk

Exempt from Transfer Tax by _____.
NAME

_____
SIGNATURE

Note:

1. Bearings are based upon those of the Permanent Easement recorded May 5, 2017, as Document Number R2006–080804, and Right of Way Plans recorded December 27, 2018, as Document Number R2018–089676.
2. (XXX.XX') Denotes record dimensions or dimension computed from record dimension values
   XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.
3. Permanent easement to the State of Illinois Department of Transportation for installing and maintaining storm sewers per Document Number R2006–080804 (See document for particulars).

DISCLAIMER:

Robinson Engineering, Ltd., and the employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's risk.

State of Illinois)
)SS
County of Will)

I, Bradley K. Lueders, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat, for the purpose of granting easements as described hereon.

Dated in Frankfort, Illinois, on May 14, 2026.

FOR REVIEW

License Number 035–3406
Expires November 30, 2026

Do not fold original plat.

Upon recordation of this document, return signed original or copy thereof to the following:

Robinson Engineering, Ltd.
10045 W. Lincoln Highway
Frankfort, Illinois 60423
(815) 806–0300

Attention: Survey Department

26–R0054.52

26-R0054.52-EASE-01.DWG

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
10045 W. LINCOLN HIGHWAY FRANKFORT, ILLINOIS 60423
(815) 806-0300 Web: www.reltd.com

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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.

FOR:
CITY OF CREST HILL
20600 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS 60403

Drawn by:	BKL	Date:	5-14-2026
Checked by:	DS	Scale:	1" = 30'
Sheet	1 of 1	Project No.	26-R0054.52

REVISIONS		
No.	Date	Remarks