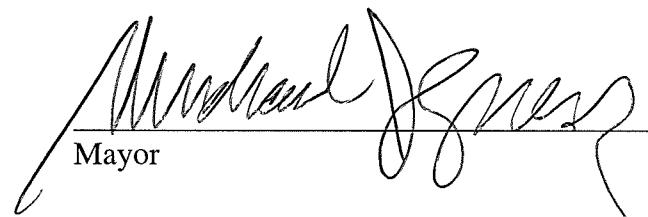


## RESOLUTION R-31-12

### RESOLUTION AUTHORIZING THE EXECUTION OF A CERTAIN CONSTRUCTION, USE, AND INDEMNIFICATION AGREEMENT (1545 Spero Court)

**BE IT AND IT IS HEREBY RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois, that the Mayor is authorized to sign a certain Construction, Use and Indemnification Agreement dated April 13, 2012, between the City of Wheaton and Robert and Tamara Nowakowski of 1545 Spero Court, Wheaton, Illinois; and the City Clerk is authorized to attest to the signature of the Mayor.

**ADOPTED** this 7<sup>th</sup> day of May, 2012.



Michael J. Gresk  
Mayor

ATTEST:



Sean Bennett  
City Clerk

#### ROLL CALL VOTE

|         |  |
|---------|--|
| Ayes:   | Councilwoman Ives<br>Councilman Mouhelis<br>Mayor Gresk<br>Councilman Scalzo<br>Councilman Suess |
| Nays:   | None   |
| Absent: | Councilman Rutledge<br>Councilwoman Pacino Sanguinetti   |

Motion Carried Unanimously

APR 23 2012

**CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT**  
**RIGHT OF WAY SPERO COURT**

LAW OFFICES OF JAMES J. MURPHY

13 THIS CONTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this day of April 2012, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and **Robert and Tamara Nowakowski** ("Owner").

WITNESSETH

WHEREAS, the City is in possession of a right-of-way within the City limits of the City of Wheaton, Illinois, and legally described herein; and

WHEREAS, **Robert and Tamara Nowakowski**, (hereinafter "Owner"), the owner of the premises located at **1545 Spero Court, Wheaton, Illinois**, which property is legally described herein and is contiguous to a portion of the right-of-way; and

WHEREAS, the Owners would like to use a portion of the City's right-of way for the purpose of constructing and maintaining a lawn irrigation system; and

WHEREAS, the Owners acknowledges that this Agreement is not an easement and does not vest them with any property rights or claims to any portion of said right-of-way.

NOW, THEREFORE, BE IT AND HEREBY AGREED by the City Council of the City of Wheaton, an Illinois municipal corporation, and the Owner as follows:

1.) The foregoing recitals are incorporated herein as representing the intent of the undersigned and as substantive representations and covenants.

2.) **Robert and Tamara Nowakowski** are the owners of the property located at **1545 Spero Court, Wheaton, Illinois** legally described on Exhibit A attached hereto and made a part hereof.

3.) The Owners, for a consideration of Ten Dollars (\$10.00) and other good and valuable consideration as stated herein, are hereby authorized to use a portion of the right-of-way more specifically identified as that portion of the right-of-way irrigation installation

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for construction of and use of a lawn irrigation system as depicted on Exhibit B attached hereto and made a part hereof. The installation and use of lawn irrigation system shall conform to all applicable ordinances of the City. Those ordinances are material terms and conditions of this Agreement.

4.) The City retains the right to enter said right-of-way for any purpose to perform any work including but not limited to constructing and maintaining the City utility systems (water main, storm and sanitary sewers) and other infrastructure. If the City performs any work within said right-of-way, which causes damage to the lawn irrigation system, the Owners shall be responsible to repair the lawn irrigation system at their sole cost and expense. The Owner hereby acknowledges and agrees that City, its employees and agents shall have no liability to the Owner for any damage, removal or other casualty to the lawn irrigation system caused by the City, its employees or agent regardless of the cause.

5.) The City may terminate and cancel this agreement together with all rights and privileges granted hereunder, by notifying the Owners in writing at least fourteen (14) days prior to termination.

6.) Upon termination of this Agreement , the City may destroy, demolish or remove any improvements placed upon the right-of-way by the Owners without liability.

7.) To the greatest intent permitted under Illinois law, Owners shall defend, indemnify and hold the City harmless from any and all claims, actions, causes of action, costs, judgments, injuries, property damage, expenses (including reasonable attorney's and expert's fees) which arise or may be caused by the negligence of the

Owners, or Owners' agents, as a result of the design, construction, maintenance, use or abandonment of the lawn irrigation system described herein.

8.) This Agreement is not an easement. Should a court of competent jurisdiction construe it as an easement it shall be a temporary easement, which shall expire 14 days after construction.

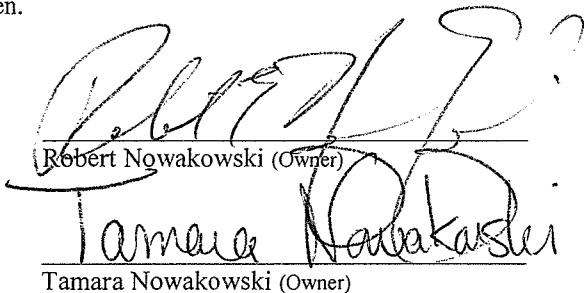
9.) The provisions set forth in the Agreement and exhibit represent the entire Agreement between the parties and shall precede all prior agreements, contracts, understandings, promises, and representations, oral or written, as it is the intent of the parties to provide for a complete integration within the terms of this Agreement. This Agreement may be modified only by a further written Agreement between the parties, and no modification shall be effective unless properly approved and signed by each party.

10.) This Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois, at the expense of the Owners.

11.) The Owners obligations under this Agreement shall be joint and several.

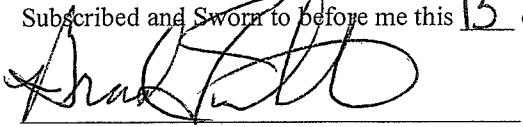
12.) This Agreement shall be binding on the Owners, their successors, heirs and assigns.

IN WITNESS WHEREOF, the Corporate authorities and the Owners have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here all on the date and year first above written.

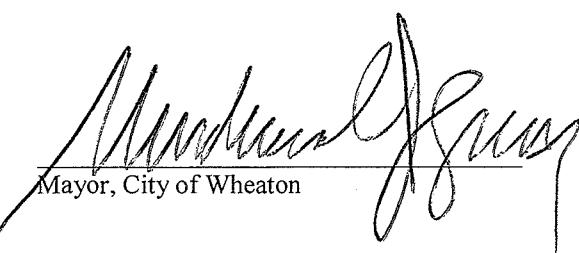


Robert Nowakowski (Owner)  
Tamara Nowakowski (Owner)

Subscribed and Sworn to before me this 13 day of April 2012.



Notary Public



Michael J. Garry  
Mayor, City of Wheaton

Attested by:



Alan Bennett  
City Clerk

**EXHIBIT A**

Legal Description:

LOT 49 IN SPERO'S SIXTH RE-SUBDIVISION OF PART OF ARTHUR T. MCINTOSH AND COMPANY'S EAST BOULEVARD SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SPERO'S SIXTH RE-SUBDIVISION, RECORDED DECEMBER 20, 1978 AS DOCUMENT NUMBER R78-122637, IN DUPAGE COUNTY, ILLINOIS

1545 Spero Court, Wheaton, IL 60187

P.I.N. 05-10-302-018

PLAT OF SURVEY

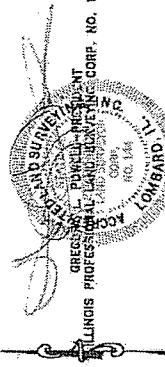
THE ECONOMIST

LOT 48 IN SPERO'S SIXTH RE-SUBDIVISION OF PART OF  
ARTHUR T. WENTZOS AND COMPANY'S EAST BOULEVARD,  
RE-SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION  
10, TOWNSHIP 36, NORTH, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID  
SPERO'S SIXTH RE-SUBDIVISION, RECORDED DECEMBER 20,  
1878, DOCUMENT NUMBER K74-122637, IN DUPAGE  
COUNTRY, ILLINOIS.

Commonly Known as: 1545 SPERO COURT  
WHEATON, ILLINOIS  
PIN No. 05-10-302-018

STATE OF ILLINOIS )  
COUNTY OF DUKE OF )  
S.S. )

WE, ACCREDITED LAND SURVEYING, DO HEREBY CERTIFY THAT THE PLAT SIGN'D HEREIN IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER OUR DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



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|--|-----|
| Phone No. 00-1078  |     |
| Driver by  | TA  |
| Onboard  | tel |
| Arrived  | QTR |
| Leave  |     |
| 08/21/00   |     |
| Property for<br>MORREALE, MACK<br>and TERRY P.C.<br>449 Taft Avenue<br>Glen Ellyn, Illinois, 60134 |     |

Accredited  
Land Surveying

261 EISENHOVER LANE, SOUTH  
LOMBARD, ILLINOIS 60448  
PHONE (630) 268-0175

