

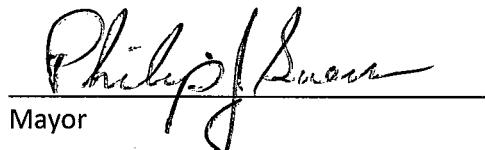
RESOLUTION R-2019-69

A RESOLUTION APPROVING A  
GRANT OF SIDEWALK EASEMENT  
712 EAST WAKEMAN AVENUE

**WHEREAS**, the owner of the property located at 712 East Wakeman Avenue has presented a grant of sidewalk easement to the City for approval (the property is legally described in Exhibit A, attached to this resolution); and the Wheaton City staff has recommended that the easement grant be approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois, that the Grant of Sidewalk Easement for 712 East Wakeman Avenue is hereby approved and accepted, and the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Grant of Sidewalk Easement for 712 East Wakeman Avenue incorporated herein as Exhibit B.

ADOPTED this 5<sup>th</sup> day of August 2019.

  
Philip J. Suess  
Mayor

ATTEST:

  
Sharon Bennett Hagen  
City Clerk

Roll Call Vote

Ayes: Councilman Rutledge  
Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker  
Mayor Suess

Nays: None  
Absent: Councilwoman Fitch

Motion Carried Unanimously

EXHIBIT A

Legal Description:

712 East Wakeman Avenue  
Wheaton, IL 60187

LOT 62 IN DURABLE CONSTRUCTION COMPANY'S EAST HAWTHORNE ADDITION, BEING A SUBDIVISION  
IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ALSO BEING A RESUBDIVISION OF LOTS 1, 7, 11, AND 12 IN DURABLE  
CONSTRUCTION COMPANY'S HAWTHORNE BOULEVARD ADDITION IN THE SOUTH HALF OF SECTION 9,  
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
OF SAID EAST HAWTHORNE ADDITION RECORDED ON AUGUST 14, 1953 AS DOCUMENT 691979, IN  
DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-404-007

## **GRANT OF SIDEWALK EASEMENT**

**712 E. Wakeman Avenue, Wheaton, IL 60187**

This indenture witnesseth:

Whereas, the City of Wheaton, an Illinois municipal corporation, hereinafter referred to as "Grantee", has agreed to accept a sidewalk improvement, hereinafter called "Public Improvement", with all necessary appurtenances thereto, through and across lands lying and being in Township 39 North, Range 10 East of the Third Principal Meridian, DuPage County, Illinois, including the hereinafter described lands of the Grantor, and;

Whereas, Anthony Castrovillari, of 712 E. Wakeman Avenue, Wheaton, DuPage County, Illinois, hereinafter referred to as "Grantor", is the owner subject to diverse matters of record, of the real estate hereinafter described as "Tract A" and is willing to grant the easement over, upon, along, under, and through with reference to said real estate for the purposes herein specified.

Now therefore, in consideration of (\$10.00) ten dollars and in consideration of the special benefits to be derived by the Grantor through the acceptance and maintenance of said Public Improvement, and other good and valuable consideration, the receipt and sufficiency of all of which considerations are hereby acknowledged by the Grantor, and in further consideration of the mutual covenants and agreements herein contained, the Grantor herein does hereby and in accordance with the terms and provisions hereof grant, give, convey, and warrant to the Grantee, its successors, and assigns, the perpetual easement, privilege, right and authority, but not the obligation, to construct, design, survey, reconstruct, repair, observe said Public Improvement, including any appurtenances as may be deemed necessary by Grantee, over, upon, along and through the tract of land hereinafter particular described as, and under the caption of, "Tract B"; hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois in and to said Tract B.

Tract A

**LOT 62 IN DURABLE CONSTRUCTION COMPANY'S EAST HAWTHORNE**

ADDITION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ALSO BEING A RESUBDIVISION OF LOTS 1, 7, 11, AND 12 IN DURABLE  
CONSTRUCTION COMPANY'S HAWTHORNE BOULEVARD ADDITION IN THE  
SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EAST  
HAWTHORNE ADDITION RECORDED ON AUGUST 14, 1953 AS DOCUMENT 691979,  
IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-404-007

Said Tract B is particularly described as follows:

THE NORTH FIVE FEET (5.0') OF SAID TRACT A.

All of said lands being situated in the City of Wheaton, DuPage County, Illinois.

It is covenanted and agreed between the Grantor and Grantee as follows:

1. The Grantor shall have and retain all rights to the use and occupation of said real estate, except as herein expressly granted and provided and such use and occupation by the Grantor shall not be unnecessarily interfere with any work deemed necessary by the Grantee.
2. The Grantor covenants and agrees that the Grantor will not in any manner disturb, damage destroy, injure or obstruct said Public Improvement or any part of the appurtenances thereto and will not interfere with the Grantee, its contractors or subcontractors or with the agents or employees, in the exercise of any of the rights, privileges, or authorities hereby given and granted.
3. The Grantee shall signify its acceptance of this grant and easement by resolution and recording of same in the Office of the DuPage County Recorder.
4. This indenture and the covenants and agreements herein contained shall run with the land and shall be binding upon the grantees, lessees, successors, heirs, devisee and assigns, and any, either or all of the same, of the parties hereto and shall be in full force and effect when accepted by the Grantee in the manner herein provided.

In witness hereof, the Grantor Anthony E. Castrovilliari

Anthony E. Castrovilliari, do hereon set their hand and seal this  
20<sup>th</sup> day of June 20<sup>19</sup> A.D.

Anthony E. Castrovilli \_\_\_\_\_ Grantor

Jeff Sclarin \_\_\_\_\_ Grantor

State of Illinois) ss  
County of DuPage)

I, Nicole Sittig, a notary public in and for said county, in the state aforesaid, do hereby certify that Anthony E. Castrovilli, \_\_\_\_\_ personally known to me to be the same person(s) whose names \_\_\_\_\_ subscribed the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed, and delivered said instrument as \_\_\_\_\_ free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead mentioned in said instrument.

Given under my hand and notarial seal this 20<sup>th</sup> day of June, 20 19 A.D.

Nicole Sittig  
Notary public



State of Illinois) ss  
County of DuPage)

Approved and accepted by the Mayor and City Council of the City of Wheaton at its regularly scheduled meeting on the 5<sup>th</sup> day of August, 20 19 A.D.

Philip J. Sauer  
By: Mayor

Theresa Bennett  
Attest: City Clerk

