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2001-07-09 15:29:53
Cook County Recorder 29.50



LIS PENDENS NOTICE
(Illinois)

MAIL TO:
Jo Anne Bruzgul
Bruzgul & Associates
30 N. LaSalle Street # 1530
Chicago, Illinois 60602

In the Circuit Court of Cook County
County Department
Chancery Division

RECORDER'S STAMP

DALAS HUANG,)
)
 Plaintiff,)
)
 v.)
)
 PARKSHORE COMMONS, an Illinois)
 Limited Partnership and RICHLAND)
 GROUP ENTERPRISES, INC., an Illinois)
 Corporation,)
)
 Defendants.)

Case No. 01 CH 10931

Calendar No. 6

I, the undersigned, do hereby certify that the above entitled cause was filed on July 5, 2001 for Specific Performance and is now pending in said Court and that the property effected by said cause is described as follows:

See Legal Description Attached as Exhibit A.

Permanent Index Number(s): 17-21-508-005
Property Address: 1912 S. Tom Parkway (T-46), Chicago, Illinois.
DATED: July 9, 2001

NAME AND ADDRESS OF PREPARER:

BRUZGUL & ASSOCIATES
30 North LaSalle Street, #1530
Chicago, Illinois 60602
(312) 558-1850
(312) 558-1852 fax
Attorney #27512

Jo Anne B. Bruzgul, Esq.
Attorney #27512

Mark one:
 Attorney of Record/In Fact
 Party to Said Cause

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OWNERSHIP REPORT
MID AMERICA TITLE COMPANY

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JOANNE BRUZGUL
30 N LASALLE ST
STE 1530
CHICAGO, IL 60602
REF:17-21-508-005

FILE NUMBER: 344142

EFFECTIVE DATE: JUNE 15, 2001

DEAR MR. OR MS. :

IN ANSWER TO YOUR REQUEST, WE GIVE YOU THE FOLLOWING INFORMATION:

1. THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

LOTS 1 THRU 23 IN H.L. STEWART AND OTHERS SUBDIVISION OF LOTS 1 TO 8 OF BLOCK 24 OF CANAL TRUSTEES' NEW SUBDIVISION SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, ALSO LOTS 1 THRU 11 IN BLOCK 25 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, DESCRIBED AS FOLLOWS:
A TRACT OF LAND, COMPRISED OF LOTS OR PARTS THEREOF IN BLOCKS 21, 25, 26, 40 AND 41 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCKS 20, 24 AND 41, OR PARTS THEREOF IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID, TOGETHER WITH ALL OR PART OF THE VACATED ALLEYS WITHIN SAID BLOCKS AND OF THE VACATED STREETS LYING BETWEEN AND ADJOINING SAID BLOCKS, AND THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1991 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 91218654 AND THAT PART OF LOTS 18 AND 19 IN JADE GARDEN UNIT 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED JULY 29, 1993 IN SAID RECORDER'S OFFICE AS DOCUMENT NUMBER 91293212, WHICH TRACT OF LAND IS BOUNDED AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 20; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 20 AND ITS SOUTHWARD EXTENSION THEREOF, AND THE EAST LINE OF SAID BLOCK 26, A DISTANCE OF 797.34 FEET TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF WEST CULLERTON STREET (66 FEET IN WIDTH); THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST CULLERTON STREET, A DISTANCE OF 140.74 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID CHINA TOWN SQUARE SUBDIVISION; THENCE NORTH 00 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID CHINA TOWN SQUARE SUBDIVISION, A DISTANCE OF 13.00 FEET TO A POINT IN THE NORTH LINE OF WEST CULLERTON STREET (79 FEET IN WIDTH); THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST CULLERTON STREET, A DISTANCE OF 80.00 FEET TO A POINT OF CURVE; THENCE WESTERLY AND SOUTHERLY ALONG THE NORTH AND WEST LINE OF SAID WEST CULLERTON STREET, BEING THE ARC OF A CIRCLE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID WEST CULLERTON STREET AND THE WEST LINE OF SOUTH WELLS STREET (60 FEET IN WIDTH), A DISTANCE OF 163.39 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID SOUTH WELLS

EXHIBIT A

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STREET, BEING THE ARC OF A CIRCLE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND ARC DISTANCE OF 25.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST ALONG THE NORTH-WESTERLY LINE OF SOUTH CHINA PLACE (60 FEET IN WIDTH), A DISTANCE OF 251.34 FEET TO A POINT; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 158.00 FEET TO A POINT; THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 268.00 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF LOT 18 IN SAID JADE GARDEN UNIT 1 SUBDIVISION; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT 19 IN SAID JADE GARDEN UNIT 1 SUBDIVISION; THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 19, A DISTANCE OF 11.54 FEET TO A POINT; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 88.43 FEET TO A POINT; THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SOUTH TAMM COURT AS DEDICATED IN SAID JADE GARDEN UNIT 2 SUBDIVISION, A DISTANCE OF 25.05 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID JADE GARDEN UNIT 2 SUBDIVISION; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID JADE GARDEN UNIT 2 SUBDIVISION, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 58 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 304.59 FEET TO A POINT; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 242.63 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE LAND CONVEYED IN SAID BLOCK 24 TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JULY 3, 1900 AS DOCUMENT NUMBER 2981686; THENCE NORTH 44 DEGREES 11 MINUTES 15 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID CONVEYANCE, A DISTANCE OF 62.55 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE VACATED ALLEY LEADING SOUTHEASTERLY FROM GROVE STREET; THENCE NORTH 44 DEGREES 00 MINUTES 23 SECONDS EAST A DISTANCE OF 8.00 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY; THENCE NORTH 45 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 0.25 FEET TO A POINT; THENCE NORTH 44 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID CONVEYANCE; THENCE NORTH 44 DEGREES 00 MINUTES 23 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID CONVEYANCE (SAID SOUTHEASTERLY LINE BEING PARALLEL WITH THE NORTH-WESTERLY LINE OF SAID BLOCK 24), A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF SAID CONVEYANCE BEING THE ARC OF A CIRCLE, CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 128.02 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 39 DEGREES 12 MINUTES 56 SECONDS EAST AND A LENGTH OF 127.87 FEET) TO ITS INTERSECTION WITH THE EAST LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 33.00 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF VACATED SOUTH PURPLE STREET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST ALONG THE CENTER LINE OF SAID VACATED SOUTH PURPLE STREET AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 101.79 FEET TO ITS INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21; THENCE NORTH 19 DEGREES 11 MINUTES 22 SECONDS EAST ALONG THE SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 22.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.79 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED IN BLOCK 21 TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY

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DEED AFORESAID; THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID CONVEYANCE BEING THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 47.40 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 21 DEGREES 00 MINUTES 26 SECONDS EAST AND A LENGTH OF 47.39 FEET) TO A POINT; THENCE NORTH 19 DEGREES 14 MINUTES 01 SECONDS EAST ALONG THE EASTERLY LINE OF SAID CONVEYANCE, A DISTANCE OF 161.33 FEET TO A POINT 26.00 FEET (MEASURED PERPENDICULARLY) EASTERLY FROM THE WESTERLY LINE OF SAID BLOCK 21; THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID CONVEYANCE BEING THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 703.78 FEET, A DISTANCE OF 75.86 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES 16 MINUTES 41 SECONDS EAST AND A LENGTH OF 75.84 FEET) TO A POINT OF REVERSE CURVE; THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID CONVEYANCE BEING THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 729.78 FEET, A DISTANCE OF 18.68 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES 16 MINUTES 41 SECONDS EAST AND A LENGTH OF 78.64 FEET) TO A POINT; THENCE NORTH 19 DEGREES 11 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID CONVEYANCE A DISTANCE OF 9.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 21 DISTANT 36.37 FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 21; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 21 AND ITS EASTERLY EXTENSION, AND ALONG THE NORTH LINE OF SAID BLOCK 20, A DISTANCE OF 431.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

LOTS 8, 9, 12 AND 13 IN BLOCK 26 OF THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 39 NORTH OF RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND FURTHER EXCEPTING THEREFROM:

A STRIP OF LAND 8 FEET IN WIDTH AND 200 FEET IN LENGTH, BEING THE EAST HALF OF THAT PORTION OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 8, 9, 12 AND 13, IN BLOCK 26 OF THE CANAL TRUSTEES' NEW SUBDIVISION IN BLOCKS IN CANAL TRUSTEES' SUBDIVISION OF THE EAST-FRACTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH OF RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (THE NORTH LINE OF SAID DEMISED PREMISES BEING THE NORTH LINE OF SAID LOT 8 EXTENDED WEST, AND THE SOUTH LINE OF SAID DEMISED PREMISES BEING THE NORTH LINE OF WEST 20TH STREET IN SAID CITY OF CHICAGO), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-21-508-005
AFFECTS : UNDERLYING LAND

2. THE LAST DEED(S) OF RECORD FOR THE ABOVE PROPERTY:

GRANTOR(S) : PARKSHORE COMMONS LIMITED PARTNERSHIP, AN ILLINOIS
 : LIMITED PARTNERSHIP
GRANTEE(S) : LAKESIDE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATE
 : JANUARY 20, 1998 AND KNOWN AS TRUST NUMBER 10-1912
STATE STAMPS: \$EXEMPT

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RECORDED : 03-06-98
DOCUMENT : 98182444
AFFECTS : THIS AND OTHER PROPERTY

3. UNRELEASED MORTGAGE(S), TRUST DEED(S) OR OTHER
LIENS ON THE ABOVE PROPERTY EXECUTED BY
THE ABOVE GRANTEE:

NONE REQUESTED

THE COMPANY'S LIABILITY IS LIMITED TO THE PARTY ORDERING THIS
REPORT UP TO A MAXIMUM OF \$50,000.00 FOR A DIRECT MONETARY
LOSS WHICH IS THE PROXIMATE RESULT OF THE COMPANY'S ERROR OR
OMISSION IN REPORTING ON THE STATUS OF TITLE AND/OR LIENS,
PROVIDED THE COMPANY IS GIVEN PROMPT WRITTEN NOTICE OF THE
ERROR OR OMISSION. THIS IS NOT A POLICY OF TITLE INSURANCE.

SINCERELY,

Facsimile Version

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<http://www.matc.com> email: orderdsk@matc.com

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