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Cook County Recorder 65.00

SECOND AMENDMENT TO
REDEVELOPMENT AGREEMENT



96039566 0222

This Second Amendment to Redevelopment Agreement ("Amendment"), dated as of Aug. 22, 2001 is made by and between the City of Chicago, an Illinois municipal corporation, having its offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 ("City") and Avalon Park Limited Partnership, an Illinois limited partnership, having its principal office c/o Urban Equities, Inc. at 1809 East 71st Street, Chicago, Illinois 60649 ("Developer").

LB

RECITALS

A. Pursuant to that certain ordinance passed by the City Council of the City on April 21, 1999 (C.J.P. pgs. 92369-92374) ("Ordinance"), the City and Developer have executed that certain "Redevelopment Agreement, New Homes for Chicago Program, Avalon Park Limited Partnership" dated as of October 5, 1999 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on October 25, 1999 as document #09000092 ("Agreement") providing inter alia for the development of single family housing in the Avalon Park neighborhood pursuant to the goals of the New

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Homes for Chicago Program and the terms and provisions of the Agreement. The housing units shall be developed on those certain City Lots and Private Lots listed on Exhibit A attached hereto.

B. The Ordinance was amended by ordinance passed by the City Council at its November 3, 1999 meeting (C.J.P. pgs. 14116-14118), and pursuant to said amendment, the parties executed that certain First Amendment to Redevelopment Agreement dated as of February 18, 2000 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on February 24, 2000 as document #00134910 ("First Amendment").

C. The parties seek to further amend the Agreement to provide for an extension of the term of the Agreement and to amend and modify certain exhibits to the Redevelopment Agreement, all as provided for below.

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein, the parties agree that the Redevelopment Agreement shall be amended as follows:

1. Section 4.7 of the Redevelopment Agreement is hereby amended to provide for the following language:

Notwithstanding anything to the contrary contained in this paragraph, the term of the Agreement is hereby extended to June 30, 2002, unless otherwise further extended by the parties as provided for herein.

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2. Exhibits D (List of Working Drawings and Specifications), F (Schedule of Construction Progress), i (Final Sales Pricing of Units) and J (List of Options), which are attached hereto and made a part hereof of this Second Amendment, shall be effective solely with regard to the development by Developer pursuant to the terms and conditions of the Agreement, as amended, of Lots 6 to 12 (as listed on Exhibit B attached hereto).

3. With regard to the environmental remediation of the Parcels constituting the Project, the parties hereby agree as follows:

(a) Lots 1 through 5 have been previously conveyed by the City to Developer. With regard to the redevelopment of said Lots, Developer has registered such Lots in the Site Remediation Program administered by the Illinois Environmental Protection Agency ("IEPA"). Developer shall undertake the environmental remediation in accordance with any and all Environmental Laws and in accordance with the terms and provisions of that certain letter agreement between the City and Developer dated as of October 5, 1999. Developer shall be responsible for obtaining a "no further remediation letter" ("NFR Letter") from the IEPA, which shall be comprehensive and issued by the IEPA in accordance with the intended residential use of said Lots. Developer shall be solely responsible to record a copy of the NFR Letter with the

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Recorder's Office within forty-five (45) days of receipt, and deliver a copy of said letter with the recordation date and number to the DOH and the DOE.

(b) With regard to Lots 6 through 12, the City, through its Department of Environment ("DOE") has registered such Lots in the Site Remediation Program of the IEPA and shall obtain the NFR letter from the IEPA. The letter shall be comprehensive in nature and issued by the IEPA in accordance with the intended residential use of said Lots. The DOE shall record a copy of the NFR Letter with the Recorder's Office within forty-five (45) days of receipt, and deliver a copy of said letter with the recordation date and number to the DOH and Developer. The DOE reserves the right to utilize engineered barriers, institutional controls or Tier III Site Remediation Program calculations in order to meet the regulatory requirements for the remediation of such Lots based solely on the DOE's determination and discretion.

(c) Once Developer has complied with all of the provisions described in the Agreement and that certain Construction Loan Escrow Agreement #99063301-001 maintained by Chicago Title and Trust Company regarding the conveyance of City Lots, Lots 6 through 12 shall be conveyed by the City to Developer.

(d) With regard to the environmental remediation of said Lots, DOE shall undertake the following: (i) utilize the foundations of the Single Family Homes as said Homes are

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constructed on the pertinent Lots by Developer, or in the alternative, construct an engineered barrier, whichever is appropriate; (ii) excavate and remove the upper three (3) feet of soil on said Lots as necessary, and to a depth of ten (10) feet at select portions of the Lots; (iii) deliver soil and other suitable backfill material to the Lots (which will include granular quarry material (CA-6 or other similar aggregate) to be used for backfill by Developer; and (iv) if appropriate, undertake a "Tier III" assessment through the IEPA's Site Assessment Program. The DOE will utilize its best efforts to coordinate delivery of the backfill material to the Lots in accordance with Developer's construction schedule; however, if necessary, the DOE reserves the right to stockpile backfill material on the Lots. The City will not be responsible for placement, compaction or compaction testing of the backfill material, which shall be the responsibility of Developer. The DOE shall consult with Developer as necessary to determine the final grade of backfill material, including, without limitation, deeper excavations of portions of the Lots which are of appropriate depth for basement and foundation construction.

(e) The DOE shall provide a quantity of backfill material to the Lots in order to return the excavation to a depth appropriate for Developer to place material suitable to sustain landscape planting. Notwithstanding the above, the soil and

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PROPERTY RECORDS DIVISION PAGE 8/20

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backfill material described in (d) shall not be utilized as landscaping and final ground cover by Developer, which is a separate responsibility of Developer. Developer shall certify that the landscape material meets Tier I residential site remediation standards and provide analytical results of such to the DOE and the DOH.

(f) Notwithstanding the above, Developer shall have no right to convey any of Lots 6 to 12 to homebuyers pursuant to the Agreement until the DOE has obtained the NFR Letter for said Lots and the City has recorded the NFR Letter with the Recorder's Office.

4. Notwithstanding anything to the contrary contained herein, all of the other provisions of the Redevelopment Agreement and the First Amendment, respectively, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed or caused this Second Amendment to be executed, all as of the date first written above.

CITY OF CHICAGO,
an Illinois municipal corporation

By: 

John G. Markowski
Commissioner
Department of Housing

AVALON PARK LIMITED PARTNERSHIP,
an Illinois limited partnership

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By: URBAN EQUITIES, INC.,
an Illinois corporation,
the general partner

By: Lennox G. Jackson
Lennox G. Jackson
President

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STATE OF ILLINOIS ARCHIVES & HISTORICAL PRESERVATION DIVISION PAGE 11/20
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STATE OF ILLINOIS)

) SS
COUNTY OF COOK)

I, VERNETTA J. JACKSON a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lennox G. Jackson, personally known to me to be the President of Urban Equities, Inc., an Illinois corporation and the general partner of Avalon Park Limited Partnership, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such President, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of Urban Equities, Inc., as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of AUGUST, 2001.

Vernetta J. Jackson
Notary Public

(SEAL)

My Commission expires _____



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LIST OF EXHIBITS

(AS REVISED FOR THE DEVELOPMENT OF PARCELS 6 TO 12)

- B Legal description of City Lots and Private Lots
- D Working drawings and specifications
- F Schedule of Construction Progress
- I Final Sales Pricing of Units
- J List of options

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Exhibits A, C, E, H, K and L, which were attached to the Agreement, shall remain in full force and effect.

THIS INSTRUMENT PREPARED BY, AND AFTER RECORDING, PLEASE RETURN TO:

Mark Lenz
 Assistant Corporation Counsel
 City of Chicago
 30 North LaSalle Street
 Room 1610
 Chicago, Illinois 60602
 312/744-1041

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02/25/2020

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EXHIBIT B

LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS
(THE ESTATES OF AVALON PARK PROJECT)

CITY'S PARCELS

PARCEL 1:

LOT 1 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND (EXCEPT THAT PART LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 30.90 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET, 27.05 FEET EAST OF THE WEST LINE OF LOT 1) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 1 (EXCEPT THE SOUTH 8.83 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

ADDRESS: 7800 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. 20-26-323-081

PARCEL 2:

LOT 2 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 1 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 1, 27.05 FEET EAST OF THE WEST LINE OF LOT 1, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 2, 23.21 FEET EAST OF THE WEST LINE OF LOT 2) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 2 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 1, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7802 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

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EXHIBIT B

LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 3:

LOT 3 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 2 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 2, 23.21 FEET EAST OF THE WEST LINE OF LOT 2, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 3, 19.36 FEET EAST OF THE WEST LINE OF LOT 3) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 3 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 2, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7804 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

PARCEL 4:

LOT 4 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF THE LOT 3 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 3, 19.36 FEET EAST OF THE WEST LINE OF LOT 3 TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 4, 15.51 FEET EAST OF THE WEST LINE OF LOT 4) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 4 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 3, IN COOK COUNTY ILLINOIS.

ADDRESS: 7808 SOUTH WOODLAWN AVENUE, CHICAGO, IL
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LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 5:

LOT 5 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 4 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 4, 15.51 FEET EAST OF THE WEST LINE OF LOT 4, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 5, 11.67 FEET EAST OF THE WEST LINE OF LOT 5) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 5 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 4, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7810 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

PARCEL 6:

LOT 6 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 5 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 5, 11.67 FEET EAST OF THE WEST LINE OF LOT 5, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 6, 7.82 FEET EAST OF THE WEST LINE OF LOT 6) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAN AVENUE LYING EAST OF AND ADJOINING SAID LOT 6 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 5, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7812 SOUTH WOODLAWN AVENUE, CHICAGO, IL
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LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 7:

LOT 7 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 6 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 6, 7.32 FEET EAST OF THE WEST LINE OF LOT 6, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 7, 3.98 FEET EAST OF THE WEST LINE OF LOT 7) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 7 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 6, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7814 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

PARCEL 8:

LOT 8 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 7 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 7, 3.98 FEET EAST OF THE WEST LINE OF LOT 7, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 8, 0.13 FEET EAST OF THE WEST LINE OF LOT 8) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 8 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 7, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7818 SOUTH WOODLAWN AVENUE, CHICAGO, IL
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LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 9:

LOT 9 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 8 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 8, 0.13 FEET EAST OF THE WEST LINE OF LOT 8, TO A POINT ON THE WEST LINE OF LOT 8, 7.98 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 8) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 9 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 8, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7820 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

PARCEL 10:

LOT 10 (EXCEPT THE SOUTH 17.0 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 9 IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 10 (EXCEPT THE SOUTH 17.0 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 9, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7822 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081

PARCEL 11:

THE NORTH 8.0 FEET OF LOT 31 AND THE SOUTH 17.0 FEET OF LOT 10 IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING THE NORTH 8.0 FEET OF LOT 31 AND THE SOUTH 17 FEET OF LOT 10, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7824 SOUTH WOODLAWN AVENUE, CHICAGO, IL
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LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 12:

THE SOUTH 25.0 FEET OF LOT 31 IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING THE SOUTH 25.0 FEET OF LOT 31, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7826 SOUTH WOODLAWN AVENUE, CHICAGO, IL

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P.I.N. (PART OF) 20-26-323-082

PRIVATE PARCELS

PARCEL 13:

LOT 37 (EXCEPT THE NORTH 1 FOOT THEREOF) IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26, THE SOUTHEAST ¼ OF SECTION 26 (EXCEPT THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼) THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7825 SOUTH WOODLAWN AVENUE, CHICAGO, IL

P.I.N.: 20-26-424-037

PARCEL 14:

LOT 32 IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26 AND THE SOUTHEAST ¼ OF SECTION 26 (EXCEPT THE EAST ½ OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼) AND THE NORTH ½ OF THE NORTHWEST ¼ AND THE SOUTH ½ OF THE NORTHWEST ¼, WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7837 SOUTH WOODLAWN AVENUE, CHICAGO, IL

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EXHIBIT B

LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS
(THE ESTATES OF AVALON PARK PROJECT)

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PARCEL 15:

LOT 31 IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTH EAST 1/4 OF SECTION 26 (EXCEPT THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4) AND THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7841 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. 20-26-424-012

PARCEL 16:

THE SOUTH 4 FEET OF LOT 45 AND ALL OF LOT 44 (EXCEPT THE SOUTH 2 FEET THEREOF) IN BLOCK 96 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7807 SOUTH AVALON AVENUE, CHICAGO, IL
P.I.N. 20-26-425-003

PARCEL 17:

LOTS 19, 20 AND 21 IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, THE SOUTHEAST 1/4 OF SECTION 26 (EXCEPT THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7846 SOUTH AVALON AVENUE, CHICAGO, IL
LOT 19 - P.I.N. (PART OF) 20-26-424-034

ADDRESS: 7848 SOUTH AVALON AVENUE, CHICAGO, IL
LOT 20 - P.I.N. 20-26-424-034

ADDRESS: 7850 SOUTH AVALON AVENUE, CHICAGO, IL
LOT 21 - P.I.N. (PART OF) 20-26-424-034

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EXHIBIT B

LEGAL DESCRIPTION FOR CITY LOTS AND PRIVATE LOTS (THE ESTATES OF AVALON PARK PROJECT)

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FORTHCOMING

1 OF 30 IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26, THE SOUTHEAST ¼ OF SECTION 26 (WITH THE EXCEPTION OF THE EAST ¼ OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼), THE NORTH ½ OF THE NORTHWEST ¼ AND THE SOUTH ½ OF THE NORTHWEST ¼ LYING WEST OF THE I.C.R.R. AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7243 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. 20-26-424-013

LOTS 29 IN BLOCK 95 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26, THE SOUTHEAST ¼ OF SECTION 26 (WITH THE EXCEPTION OF THE EAST ¼ OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼), THE NORTH ½ OF THE NORTHWEST ¼ AND THE SOUTH ½ OF THE NORTHWEST ¼ LYING WEST OF THE I.C.R.R. AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

ADDRESS: 7845 SOUTH WOODLAWN AVENUE, CHICAGO, IL
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EXHIBIT
F

Activity Name	Start Date	Finish Date	May '01					Dec '01						
			28	4	11	18	25	2	9	16	23	30		
Excavation	8/15/01	8/17/01												
Footings/foundation	8/20/01	8/28/01												
Waterproofing	8/29/01	8/29/01												
Backfill foundation	8/30/01	8/30/01												
Carpentry - rough	11/1/01	11/8/01												
Windows/ext. doors	11/9/01	11/9/01												
Basement stairs	11/9/01	11/9/01												
Carpentry - trim	12/14/01	12/17/01												
Cabinet & trim delivery	12/13/01	12/13/01												
Roofing - main	11/16/01	11/19/01												
Roofing - porch	11/29/01	11/29/01												
Concrete - basement slab	9/20/01	9/20/01												
Concrete - site/walks	11/29/01	11/30/01												
Plumbing - underground	9/21/01	9/24/01												
Plumbing - service	9/3/01	9/5/01												
Plumbing - rough	11/16/01	11/19/01												
Plumbing - gas/set tubs	11/23/01	11/23/01												
Plumbing - trim	12/19/01	12/19/01												
Electric - rough	11/19/01	11/20/01												
Electric - trim	12/20/01	12/20/01												
HVAC - rough	11/19/01	11/21/01												
HVAC - trim	12/20/01	12/20/01												
Front porch	11/28/01	11/28/01												
Rear deck	11/12/01	11/12/01												
Glass block	11/9/01	11/9/01												
Masonry	11/22/01	11/27/01												
Siding, soffit & fascia	11/26/01	11/30/01												
Gutters & downspouts	12/3/01	12/3/01												
Insulation	11/26/01	11/26/01												
Drywall	11/27/01	12/7/01												
Painting - prime	12/10/01	12/12/01												
Painting - trim/touchup	12/26/01	12/28/01												
Flooring - tile/wood	12/13/01	12/17/01												
Flooring - carpet	12/21/01	12/21/01												
Appliances	12/18/01	12/18/01												
Landscaping	12/3/01	12/5/01												
Fencing	12/6/01	12/10/01												
Door hardware	12/27/01	12/27/01												
Security alarm	11/26/01	11/26/01												
Fireplace	11/26/01	11/26/01												
Final cleaning	1/4/02	1/4/02												

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EXHIBIT F

Activity Name	Start Date	Finish Date	Nov '01		Dec '01			Jan '02						
			28	4	11	18	25	2	9	16	23	30	6	
Excavation	8/15/01	8/17/01												
Footings/foundation	8/20/01	8/28/01												
Waterproofing	8/29/01	8/29/01												
Backfill foundation	8/30/01	8/30/01												
Carpentry - rough	11/1/01	11/8/01												
Windows/ext. doors	11/9/01	11/9/01												
Basement stairs	11/9/01	11/9/01												
Carpentry - trim	12/12/01	12/13/01												
Cabinet & trim delivery	12/11/01	12/11/01												
Roofing - main	11/15/01	11/16/01												
Roofing - porch	11/29/01	11/29/01												
Concrete - basement slab	9/25/01	9/25/01												
Concrete - site/walks	11/26/01	11/27/01												
Plumbing - underground	9/12/01	9/20/01												
Plumbing - service	9/3/01	9/5/01												
Plumbing - rough	11/12/01	11/13/01												
Plumbing - gas/set tubs	11/19/01	11/19/01												
Plumbing - trim	12/27/01	12/27/01												
Electric - rough	11/14/01	11/14/01												
Electric - trim	12/27/01	12/27/01												
HVAC - rough	11/14/01	11/16/01												
HVAC - trim	12/27/01	12/27/01												
Front porch	11/19/01	11/19/01												
Rear deck	11/9/01	11/9/01												
Glass block	11/9/01	11/9/01												
Masonry	11/12/01	11/16/01												
Siding, soffit & fascia	11/19/01	11/23/01												
Gutters & downspouts	11/26/01	11/26/01												
Insulation	11/20/01	11/20/01												
Drywall	11/21/01	12/4/01												
Painting - prime	12/5/01	12/10/01												
Painting - trim/touchup	1/2/02	1/4/02												
Flooring - tile/wood	12/17/01	12/20/01												
Flooring - carpet	12/28/01	12/28/01												
Appliances	12/26/01	12/26/01												
Landscaping	12/3/01	12/5/01												
Fencing	12/6/01	12/10/01												
Door hardware	1/3/02	1/2/02												
Security alarm	11/20/01	11/20/01												
Fireplace	11/20/01	11/20/01												
Final cleaning	1/7/02	1/7/02												

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EXHIBIT
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Activity Name	Start	Finish	Nov '01					Dec '01			Jan '02		
	Date	Date	28	4	11	18	25	2	9	16	23	30	6
Excavation	8/15/01	8/17/01											
Footings/foundation	8/20/01	8/28/01											
Waterproofing	8/29/01	8/29/01											
Backfill foundation	8/30/01	8/30/01											
Carpentry - rough	11/1/01	11/8/01			◇	◇							
Windows/ext. doors	11/9/01	11/9/01			◇								
Basement stairs	11/9/01	11/9/01			◇								
Carpentry - trim	12/12/01	12/13/01								◇	◇		
Cabinet & trim delivery	12/11/01	12/11/01								◇			
Roofing - main	11/12/01	11/13/01			◇	◇							
Roofing - porch	11/29/01	11/29/01								◇			
Concrete - basement slab	9/20/01	9/20/01											
Concrete - site/walks	11/23/01	11/26/01				◇	◇						
Plumbing - underground	9/17/01	9/18/01											
Plumbing - service	9/3/01	9/5/01											
Plumbing - rough	11/14/01	11/15/01				◇	◇						
Plumbing - gas/set tubs	11/19/01	11/19/01				◇							
Plumbing - trim	12/18/01	12/18/01									◇		
Electric - rough	11/15/01	11/16/01				◇	◇						
Electric - trim	12/19/01	12/19/01									◇		
HVAC - rough	11/15/01	11/19/01				◇	◇						
HVAC - trim	12/19/01	12/19/01									◇		
Front porch	11/27/01	11/27/01								◇			
Rear deck	11/12/01	11/12/01				◇							
Glass block	11/9/01	11/9/01				◇							
Masonry	11/19/01	11/23/01					◇	◇					
Siding, soffit & fascia	11/26/01	12/5/01								◇	◇		
Gutters & downspouts	12/6/01	12/6/01									◇		
Insulation	11/20/01	11/20/01					◇						
Drywall	11/21/01	12/5/01								◇	◇		
Painting - prime	12/6/01	12/10/01									◇	◇	
Painting - trim/touchup	12/26/01	12/28/01										◇	◇
Flooring - tile/wood	12/12/01	12/14/01									◇	◇	
Flooring - carpet	12/20/01	12/20/01										◇	
Appliances	12/17/01	12/17/01										◇	
Landscaping	11/26/01	11/28/01									◇	◇	
Fencing	12/3/01	12/5/01										◇	◇
Door hardware	12/27/01	12/27/01											◇
Security alarm	11/20/01	11/20/01											◇
Fireplace	11/20/01	11/20/01											◇
Final cleaning	1/4/02	1/4/02											◇

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Activity Name	Start Date	Finish Date	Aug '01			Sept '01			Oct '01					
			12	19	26	2	9	16	23	30	7	14	21	28
Excavation	8/15/01	8/17/01	◇◇											
Footings/foundation	8/20/01	8/28/01	◇◇◇◇											
Waterproofing	8/29/01	8/29/01			◇◇									
Backfill foundation	8/30/01	8/30/01			◇◇									
Carpentry - rough	8/31/01	9/7/01			◇◇◇◇									
Windows/ext. doors	9/10/01	9/10/01					◇◇							
Basement stairs	9/17/01	9/17/01						◇◇						
Carpentry - trim	10/16/01	10/18/01											◇◇	
Cabinet & trim delivery	10/15/01	10/15/01											◇◇	
Roofing - main	9/19/01	9/20/01						◇◇						
Roofing - porch	10/4/01	10/4/01											◇◇	
Concrete - basement slab	9/14/01	9/14/01						◇◇						
Concrete - site/walks	9/26/01	9/27/01											◇◇	
Plumbing - underground	9/12/01	9/13/01						◇◇						
Plumbing - service	9/3/01	9/5/01						◇◇						
Plumbing - rough	9/18/01	9/19/01							◇◇					
Plumbing - gas/set tubs	9/26/01	9/26/01											◇◇	
Plumbing - trim	10/18/01	10/18/01												◇◇
Electric - rough	9/19/01	9/20/01							◇◇					
Electric - trim	10/19/01	10/19/01												◇◇
HVAC - rough	9/24/01	9/26/01											◇◇	
HVAC - trim	10/19/01	10/19/01												◇◇
Front porch	10/3/01	10/3/01												◇◇
Rear deck	9/11/01	9/11/01							◇◇					
Glass block	9/17/01	9/17/01							◇◇					
Masonry	9/27/01	10/2/01											◇◇◇◇	
Siding, soffit & fascia	10/3/01	10/9/01											◇◇◇◇	
Gutters & downspouts	10/10/01	10/10/01												◇◇
Insulation	9/27/01	9/27/01												◇◇
Drywall	9/28/01	10/8/01											◇◇◇◇	
Painting - prime	10/9/01	10/11/01												◇◇
Painting - trim/touchup	10/22/01	10/25/01												◇◇◇◇
Flooring - tile/wood	10/12/01	10/16/01												◇◇◇◇
Flooring - carpet	10/19/01	10/19/01												◇◇
Appliances	10/17/01	10/17/01												◇◇
Landscaping	10/29/01	10/30/01												◇◇
Fencing	10/31/01	11/2/01												◇◇◇◇
Door hardware	10/23/01	10/23/01												◇◇
Security alarm	9/26/01	9/26/01												◇◇
Fireplace	9/26/01	9/26/01												◇◇
Final cleaning	10/29/01	10/29/01												◇◇

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EXHIBIT F

Activity Name	Start Date	Finish Date	Aug '01				Sept '01			Oct '01				
			12	19	26	2	9	16	23	30	7	14	21	28
Excavation	8/15/01	8/17/01				⊗	⊗							
Footings/foundation	8/20/01	8/28/01				⊗	⊗							
Waterproofing	8/29/01	8/29/01						⊗						
Backfill foundation	8/30/01	8/30/01						⊗						
Carpentry - rough	8/31/01	9/7/01							⊗	⊗				
Windows/ext. doors	9/10/01	9/10/01								⊗				
Basement stairs	9/17/01	9/17/01									⊗			
Carpentry - trim	10/10/01	10/12/01											⊗	⊗
Cabinet & trim delivery	10/9/01	10/9/01												⊗
Roofing - main	9/17/01	9/18/01										⊗		
Roofing - porch	10/4/01	10/4/01												⊗
Concrete - basement slab	9/14/01	9/14/01										⊗		
Concrete - site/walks	9/24/01	9/25/01											⊗	
Plumbing - underground	9/10/01	9/11/01											⊗	
Plumbing - service	9/3/01	9/5/01											⊗	
Plumbing - rough	9/14/01	9/17/01											⊗	⊗
Plumbing - gas/set tubs	9/21/01	9/21/01												⊗
Plumbing - trim	10/16/01	10/16/01												⊗
Electric - rough	9/17/01	9/18/01											⊗	
Electric - trim	10/17/01	10/17/01												⊗
HVAC - rough	9/19/01	9/21/01											⊗	⊗
HVAC - trim	10/17/01	10/17/01												⊗
Front porch	9/27/01	9/27/01												⊗
Rear deck	9/11/01	9/11/01												⊗
Glass block	9/17/01	9/17/01												⊗
Masonry	9/21/01	9/26/01												⊗
Siding, soffit & fascia	9/26/01	10/2/01												⊗
Gutters & downspouts	10/3/01	10/3/01												⊗
Insulation	9/24/01	9/24/01												⊗
Drywall	9/25/01	10/3/01												⊗
Painting - prime	10/4/01	10/8/01												⊗
Painting - trim/touchup	10/22/01	10/25/01												⊗
Flooring - tile/wood	10/9/01	10/11/01												⊗
Flooring - carpet	10/19/01	10/19/01												⊗
Appliances	10/15/01	10/15/01												⊗
Landscaping	10/29/01	10/30/01												⊗
Fencing	10/31/01	11/2/01												⊗
Door hardware	10/23/01	10/23/01												⊗
Security alarm	9/21/01	9/21/01												⊗
Fireplace	9/21/01	9/21/01												⊗
Final cleaning	10/29/01	10/29/01												⊗

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