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2001-12-13 14:17:52
Cook County Recorder 18.50



STATE OF ILLINOIS

COUNTY OF COOK

NOTICE OF CLAIM FOR MECHANICS' LIEN

Notice is hereby given that the undersigned, UBM, Inc. ("Claimant"), an Illinois corporation, whose principal place of business is located at 223 West Jackson Boulevard, Chicago, Illinois, County of Cook, State of Illinois, by RIECK AND CROTTY, P.C., its authorized agents and attorneys in this behalf, claims a mechanics' lien under the law entitled "An Act to Revise the Laws in Relation to Mechanics' Liens," approved May 19, 1903, and in force July 1, 1903 and all amendments thereto, and says:

On or about the 25th of October, 2000, Claimant entered into a Standard Form Agreement Between Owner and Contractor ("Contract") with South Cottage Grove, L.L.C., ("Owner") in the State of Illinois, to improve said premises, under and by which Claimant agreed to provide all labor, material and equipment as set forth in the plans and specifications provided by the Owner in the Contract for the construction of the House of Kicks Families Fun Center - Phase II conversion on the property commonly known as 9535 South Cottage Grove Avenue, County of Cook, State of Illinois, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO

This document was prepared by
and is to be returned to:

Kevin P. Brown, Esq.
Maria E. Pardo, Esq.
RIECK AND CROTTY, P.C.
55 West Monroe Street, Suite 3390
Chicago, Illinois 60603
(312) 726-4646

of which South Cottage Grove, L.L.C., was then the owner.

That by the terms of said contract said work was to be completed and said materials furnished within a commercially reasonable time; and that the amount to be paid for such work and materials was the sum of ONE MILLION SEVEN HUNDRED TWENTY THOUSAND FIVE HUNDRED SEVENTY NINE AND 00/100 DOLLARS (\$1,720,579) which by agreement of the Owner and Claimant was amended to EIGHT HUNDRED ELEVEN THOUSAND FOUR HUNDRED NINETY THREE AND 47/100 DOLLARS (\$811,493.47), plus any extras that might be contracted for from time to time, which sum was to be payable in installments.

That Claimant has completed the work as required by the Contract. To date, the Owner has paid FOUR HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED NINETY THREE AND 50/100 DOLLARS (\$473,693.50)

That all of the said materials, labor and services so furnished and delivered by the claimant were furnished and delivered to, and used in and about, the improvement of the said premises and other improvements thereon; that the last of the said materials, labor and services was so furnished, delivered and performed on the 17th day of August 2001.

That there is now justly due and owing to the claimant, for the delivery and performance of the said materials, fixtures, labor and services, the sum of THREE HUNDRED THIRTY SEVEN THOUSAND SEVEN HUNDRED NINETY NINE AND 97/100 (\$337,799.97) of which is still due and unpaid.

That the above-named claimant now comes and claims a lien upon the above-described premises and all improvements thereof, against all persons interested therein, for the amount of THREE HUNDRED THIRTY SEVEN THOUSAND SEVEN HUNDRED NINETY NINE AND 97/100 (\$337,799.97), according to the statute in such case made and provided.

UBM, Inc.

By: Rohit Patel
Rohit Patel - Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

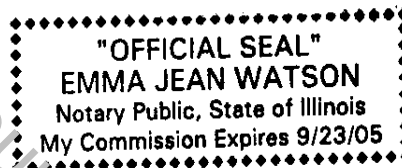
I, Rohit Patel, the Vice President of UBM, Inc., being first sworn, on oath state that I am authorized to make this affidavit on behalf of UBM, Inc., an Illinois corporation, the claimant, that I have read and subscribed the foregoing statement of Claim for Mechanics' Lien, have knowledge of the facts and know the contents thereof, and that the statements therein contained are true.

Rohit Patel

Its Vice President- Rohit Patel

SUBSCRIBED AND SWORN TO before me
this 13th day of December, 2001.

Emma Jean Watson
Notary Public



Kevin P. Brown, Esq.
Maria E. Pardo, Esq.
RIECK AND CROTTY, P.C.
55 West Monroe Street
Suite 3390
Chicago, Illinois 60603
(312) 726-4646

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EXHIBIT A

Permanent Tax Number (P.I.N.)
25-11-100-026-0000
25-11-100-028, 031, 035, 038 and 043

Legal Description:

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET, WITH THE EAST LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE 213.26 FEET, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 320.36 FEET TO THE EAST LINE OF A RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY WHICH IS PARALLEL WITH THE AFORESAID EAST LINE OF COTTAGE GROVE 711.53 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 338.43 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 1200 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 1200 FEET BEING MEASURED ON THE EAST LINE OF COTTAGE GROVE AVENUE AND SAID POINT OF INTERSECTION OF SAID CURVED LINE BEING 539.82 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE EAST ALONG SAID LINE 10.18 FEET; THENCE NORTHWESTERLY 127.42 FEET TO A POINT OF INTERSECTION OF A LINE 1100 FEET SOUTH OF THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ON A LINE 450 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 450 FEET BEING MEASURED ON THE SOUTH LINE OF EAST 95TH STREET, AN ON A LINE PARALLEL THERETO; THENCE NORTHEASTERLY ALONG SAID LINE WHICH IS 450 FEET EAST OF AND PARALLEL TO THE EAST LINE OF COTTAGE GROVE AVENUE FOR A DISTANCE OF 1100 FEET TO THE SOUTH LINE OF EAST 95TH STREET; THENCE WEST ALONG SAID LINE 450 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 213.26 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 300 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE WEST 300 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND ADJOINING

CONTINUED ON NEXT PAGE

Legal Description:

THE ABOVE DESCRIBED PREMISES, DESCRIBED BY BEGINNING AT A 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY A CONTINUATION OF THE EASTERLY LINE THEREOF 90 FEET; THENCE NORTHERLY 88.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) WHICH IS 315.08 SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 300 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 11.82 FEET; THENCE NORTHEASTERLY 88.53 FEET TO A POINT ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET DRAWN THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 288 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND ADJOINING THE ABOVE DESCRIBED BY BEGINNING AT A POINT 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY ON A CONTINUATION OF THE EASTERLY LINE THEREOF, 90 FEET; THENCE NORTHERLY 88.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SAID SECTION 11, BEING THAT PART OF THE SOUTHERLY 293.64 FEET OF THE NORTHERLY 506.90 FEET LYING SOUTH OF THE SOUTH LINE OF EAST 95TH STREET OF A 20 FOOT STRIP OF LAND EAST OF AND ADJOINING A LINE 300 FEET (MEASURED ALONG A LINE PARALLEL TO THE SOUTH LINE OF 95TH STREET) EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, AS DEDICATED BY PLAT RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39, SAID NORTHERLY AND SOUTHERLY MEASUREMENTS BEING MADE ON THE LINE PARALLEL WITH AND 300 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, AND SAID 20 WIDTH OF SAID STRIP BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID STRIP, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF 95TH STREET, 450 FEET (MEASURED ALONG SAID SOUTHERLY LINE OF 95TH STREET) EASTERLY OF THE INTERSECTION OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) WITH SAID SOUTHERLY LINE OF 95TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF 95TH STREET, 50 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH COTTAGE GROVE, 800 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95TH STREET 200 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH COTTAGE GROVE AVENUE, 400 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95TH STREET, 150 FEET; THENCE NORTHWESTERLY ON A LINE MAKING AN ANGLE OF 129 DEGREES 53 MINUTES MEASURED FROM EAST TO WEST WITH THE LAST DESCRIBED COURSE; APPROXIMATELY 127.42 FEET TO THE POINT 1100 FEET SOUTH OF THE SOUTH SIDE OF 95TH STREET (MEASURED ON A LINE PARALLEL TO THE EAST SIDE OF

Legal Description:

COTTAGE GROVE AVENUE) AND 450 FEET EAST OF SAID LINE OF (AS MEASURED ALONG A LINE PARALLEL TO THE EAST SIDE OF COTTAGE GROVE AVENUE); THENCE NORTHEASTERLY ON SAID PARALLEL LINE 1100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 1100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1100 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39); THENCE EAST ON SAID LINE 105.33 FEET TO AN INTERSECTION WITH THE CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE WARRANTY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., TO GUARDITE CORPORATION, DATED OCTOBER 20, 1949 AND RECORDED OCTOBER 20, 1949 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 14658448; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 23.80 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID INTERSECTING LINE TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE AND THENCE NORTHERLY 20 FEET TO THE POINT OF BEGINNING, ALL OF PARCEL C DESCRIBED IN AND CONVEYED BY SAID DEED RECORDED AS DOCUMENT 14658448, EXCEPT PART OF SAID PARCEL C WHICH IS CONVEYED BY GUARDITE CORPORATION TO UNITED SPECIALTIES COMPANY BY WARRANTY DEED AND AGREEMENT DATED JULY 18, 1951 AND RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 15111366, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1100 FEET SOUTH (MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) OF THE SOUTH LINE OF EAST 95TH STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE; RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE 20 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 275 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE 20 FEET AND THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET 275 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF 95TH STREET 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ON SAID PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 609.45 FEET; THENCE EAST ON A LINE PARALLEL WITH 95TH STREET A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH

Legal Description:

THE WEST LINE OF SAID SECTION 11; THENCE NORTH ON SAID PARALLEL LINE A DISTANCE OF 1178.55 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF 95TH STREET, SAID POINT 1100 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE WEST ON THE SOUTH LINE OF 95TH STREET A DISTANCE OF 50 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 580 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH 95TH STREET; THENCE WEST ON SAID PARALLEL LINE A DISTANCE OF 463.19 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART LYING EAST OF A 20 FOOT STRIP OF LAND IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE SOUTH LINE OF 95TH STREET, 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO A POINT WHICH IS 580 FEET SOUTH OF THE SOUTH LINE OF 95TH STREET; THENCE EAST ON A LINE 580 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 95TH STREET A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING AND THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACK; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES (IN THE SECOND QUADRANT) WITH THE LAST DESCRIBED LINE A DISTANCE OF 44 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 4452.51 FEET AN ARC DISTANCE OF 259 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 347.13 FEET AN ARC DISTANCE OF 382.09 FEET TO THE POINT OF TERMINATION; SAID POINT INTERSECTING A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, BEING 169.40 FEET WEST OF THE SOUTHWEST CORNER OF COTTAGE GROVE HEIGHTS ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 9059581 ON OCTOBER 8, 1925, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE 1200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET; AND 500.18 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1200 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE LINE OF COTTAGE GROVE AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS 296.94 A DISTANCE 52.97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 65.47 FEET TO THE POINT OF INTERSECTION WITH A LINE OF 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHEASTERLY 173.795 FEET TO SAID DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.