

UNOFFICIAL COPY

0021419199

1997/138 31 001 Page 1 of 2
2002-12-20 16:04:43
Cook County Recorder 26.50

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)



Box Space Reserved for Recorder's Office Only

NOTICE OF TEMPORARY BUSINESS USE AND LIMITATIONS UPON OCCUPANCY

PLEASE TAKE NOTICE THAT the City of Chicago Commissioner of Buildings, John Roberson has issued a Permit to MW-CPAG Tower Holdings L.L.C. authorizing the construction of a TEMPORARY MODEL SALES CENTER structure on the lot described below, to serve as a model home for a development project which is proposed in the surrounding community. Said structure is NOT approved by City of Chicago for residential occupancy and will be voluntarily demolished at the owner's expense, unless proper permits are obtained and the structure is made to conform with all the requirements of the Chicago Municipal Code.

The temporary structure is being constructed on a lot which is legally described as:

LOTS 1 TO 10, BOTH INCLUSIVE, LOTS 15 TO 28, BOTH INCLUSIVE, AND THE EAST 19-3/4 FEET OF LOT 11 IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO; LOTS 1 TO 4, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE WEST 4-1/4 FEET OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, AND ALL OF THE EAST AND WEST VACATED ALLEY IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

commonly known as: 535 W. Chicago Ave - unit "B" Chicago, Illinois.

Permanent Real Estate Index No. 17-09-114-013-0000

Permit No.: 2002-996646 Date of Permit Issuance: 12-19-02

Letter of Credit No. and Name and Address of Issuing Agent (Required for Issuance): No. 1046(S) 5103 Washington St, Gurnee, IL 60031 Attn: James S. Randall
Northside Community Bank

Specific Terms and Conditions Are Printed On The Back Of This Document. Please Read Carefully.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

[SECOND PAGE OF THE RECORDED NOTICE]

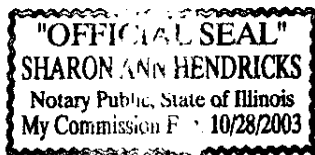
The Structure and/or Improvement on the Lot for which this permit has been issued is constructed pursuant to the terms and limitations of a Model Sales Center Permit. Without additional application to City of Chicago for additional permits as required by Law, submission of approved drawings to legalize the structure and modification of the structure in conformity with all applicable codes, the subject building may NOT BE USED FOR PURPOSES OTHER THAN AS A MODEL EXAMPLE OF THE DEVELOPER'S SUGGESTED DESIGNS FOR PERMANENT STRUCTURES PLANNED FOR THIS DEVELOPMENT. ALL PERMANENT STRUCTURES FOR THIS DEVELOPMENT ARE SUBJECT TO PLAN EXAMINATION, ISSUANCE OF ALL PROPER PERMITS, CONSTRUCTION IN CONFORMITY WITH APPLICABLE CODE REQUIREMENTS AND ADVANCE INSPECTION BY THE CITY OF CHICAGO.

Approval and issuance of the Limited Permit authorizes the temporary use of the Structure and/or Improvement for business purposes as a show model and/or sales office only, and not for ANY residential use or occupancy, unless legalized as specified above. The Structure(s) and/or Improvement(s) on the aforementioned Lot, constructed pursuant to the Temporary Model Sales Office Permit, shall, within thirty (30) days after completion of the development, be either brought into full compliance with the City of Chicago Municipal Code for use as a residential structure, or shall be demolished by the party obtaining the permit, or their successor. Approval and issuance of the Limited Permit does not, and shall not be construed to indicate approval of the underlying project, or any part thereof, by the City of Chicago, or any of its Departments, Bureaus, or personnel.

The Permit Applicant agrees to post and maintain the LETTER OF CREDIT identified on the front of this document, with an appropriate and acceptable issuing agency to ensure that the aforesaid terms and limitations of this permit are fully complied to the satisfaction of the City of Chicago. Said Letter of Credit shall be drawn upon by City of Chicago in the event that the Applicant fails in any way to meet any of the material terms and conditions specified within the limitations stated above. Occupancy of the property without PRIOR compliance with ALL relevant Municipal Codes, or sale of the premises or the temporary structure to any party without advance written disclosure of the property limitations or the failure to demolish the structure no later than 60 days after the development is completed shall act as a violation of the terms and conditions of this Permit and will result in an immediate presentation of a draft to draw upon the Letter of Credit. Said issuing agent shall honor the subject Letter of Credit immediately upon filing of a written letter executed by the Commissioner of the Chicago Department of Buildings, or her authorized agents, stating that the Applicant has breached any term or condition of this permit.

John Robertson
Commissioner, Department of Buildings
By: _____ Dep. Com.
Chicago Department of Buildings
121 N. LaSalle Street, Suite 900
Chicago, Illinois 60602

Signed and sworn to before me
this 20th day of December 2002
Sharon Ann Hendricks
Notary Public



seal

UNOFFICIAL COPY

Property of Cook County Clerk's Office