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Doc#: 0812718115 Fee: \$42.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2008 04:47 PM Pg: 1 of 4

(Rev. 2/09/04)
CCG 0066

Lis Pendens Notice

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

RONALD L. CHEZ,

Plaintiff

v.

KATHERINE L. CHEZ,

Defendant

No. 06 D 5490

LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause was filed in the Circuit Court of Cook County on the 7th day of March, 2006 and is now pending in the Court and that the property affected by the cause is described as follows:

Unit 21B in Palmolive Building Landmark Residence with exclusive right to the use of Parking Right Number V-8.

SEE LEGAL DESCRIPTION ATTACHED HERETO.

in Cook County, Illinois.

Atty. No.: 44116

Name: ANDREW R. SCHWARTZ, LLC

Atty. for: Ronald L. Chez

Address: 111 N. Canal St., Suite 394

City/State/Zip: Chicago, IL 60606

Telephone: (312) 441-1040

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION OF REAL ESTATE****PARCEL 1:**

THE DIVISION OF THE PALMOLIVE BUILDING

TOWER PARCEL ABOVE 14TH FLOOR AND BELOW UPPER LIMITING PLANE

ALL THE LAND PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +496.00 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +163.40 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR LIGHT, AIR AND VIEW FOR THE BENEFIT OF PARCEL 1 IN, OVER, ABOVE AND ACROSS THE FOLLOWING DESCRIBED AREA:

COMMENCING AT A HORIZONTAL PLANE PARALLEL TO AND 63 FEET ABOVE CHICAGO CITY DATUM AND EXTENDING VERTICALLY UPWARDS TO THE ZENITH BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 1, 62 FEET EAST OF THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH ALONG A LINE PARALLEL TO AND 62 FEET EAST OF THE WESTERLY LINE OF LOTS 26 AND 27 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO AFORESAID (SAID WESTERLY LINE OF LOTS 26 AND 27 A CONTINUATION OF THE WESTERLY LINE OF PARCEL 1 EXTENDED SOUTH), A DISTANCE OF 25 FEET TO A POINT IN SAID LOT 26; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 88 FEET EAST TO A POINT IN LOT 24, IN SAID ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO AFORESAID; THENCE NORTH ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOTS 26 AND 27 PARCEL 1, A DISTANCE OF 25 FEET TO THE SOUTH LINE OF PARCEL 1; THENCE WEST ALONG THE SOUTH LINE OF PALMOLIVE PEET COMPANY, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 25, 1927 AND KNOWN AS TRUST NUMBER 19104, DATED MARCH 31, 1928 AND RECORDED APRIL 30, 1928 AS DOCUMENT 10005790, AND ALSO RECORDED JUNE 21, 1932 AS DOCUMENT 11106014, AND AS CONTINUED AND PRESERVED BY INSTRUMENT DATED DECEMBER 26, 1958 AND RECORDED DECEMBER 26, 1958 AS DOCUMENT 17413316, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PALMOLIVE TOWER CONDOMINIUMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PALMOLIVE BUILDING EASE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PALMOLIVE BUILDING RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED MAY 30, 2001 AND RECORDED ON JUNE 8, 2001 AS DOCUMENT 0010499927, AS AMENDED FROM TIME TO TIME, FOR THE FOLLOWING PURPOSES:

(A) INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH PORTIONS OF THE "BASE PROPERTY"; STRUCTURAL SUPPORT LOCATED IN OR CONSTITUTING A PART OF THE "BASE PROPERTY"; USE OF FACILITIES LOCATED IN THE "BASE PROPERTY"; USE OF THE TOWER EASEMENT FACILITIES, AS DEFINED THEREIN; SUPPORT, ENCLOSURE, USE AND MAINTENANCE WITH RESPECT TO COMMON WALLS, FLOORS AND CEILINGS COMMON WITH THE "BASE PROPERTY"; PERMITTING THE EXISTENCE OF ENCROACHMENTS LOCATED WITHIN THE "BASE PROPERTY"; UTILITY PURPOSES IN CERTAIN AREAS OF THE "BASE PROPERTY"; RIGHT TO INSTALL AND MAINTAIN AN ENTRANCE CANOPY AND SIGNAGE ON EXTERIOR OF BUILDING, AS DEFINED THEREIN; USE AND MAINTENANCE OF ANY SYSTEM, GENERATOR, VALVE, MECHANICAL, MACHINE, ELECTRICAL, STAIR, SWITCHGEAR, PANEL METER, TRANSFER AREA, EQUIPMENT OR PUMP ROOM LOCATED IN THE "BASE PROPERTY"; PEDESTRIAN EGRESS IN AN EMERGENCY SITUATION ON, OVER, ACROSS AND THROUGH FIRE ESCAPE CORRIDORS, STAIRCASES AND STAIRWAYS LOCATED WITHIN THE "BASE PROPERTY"; VALET PARKING OF PASSENGER VEHICLES AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE "BASE PROPERTY"; INGRESS AND EGRESS TO AND FROM AND THE USE OF THE LOADING DOCKS, FREIGHT ELEVATOR AND GARAGE IMPROVEMENTS NECESSARY FOR DELIVERY OVER THE "BASE PROPERTY"; USE, OPERATION AND MAINTENANCE OF TRASH DUMPSTERS AND COMPACTORS; PERMITTING THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF TOWER OWNED FACILITIES, AS DEFINED THEREIN; AND TEMPORARY EASEMENT ON, OVER AND ACROSS THE "BASE PROPERTY" AS NECESSARY TO COMPLETE THE RENOVATION, AS DEFINED THEREIN.

BASE PARCEL BELOW 1ST FLOOR

ALL THE LAND PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

BASE PARCEL AT FIRST FLOOR

ALL THE LAND PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

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Rx A-1

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ALL THAT PART OF THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 31; THENCE WEST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 98.45 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 61.48 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE 22.59 FEET; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.04 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.55 FEET; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.95 FEET TO THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID HAVING AN ANGLE OF 90 DEGREES 04 MINUTES 10 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED LINE, 117.49 FEET TO THE EAST LINE OF LOTS 23 TO 31 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOTS 23 TO 31 AFORESAID, HAVING AN ANGLE OF 90 DEGREES 15 MINUTES 15 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED LINE, 107.85 FEET TO THE NORTHEAST CORNER OF LOT 31 AND THE POINT OF BEGINNING.

ALSO,

BASE PARCEL ABOVE FIRST FLOOR AND BELOW 14TH FLOOR

ALL THE LAND PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +163.40 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.58 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND: THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL ABOVE UPPER LIMITING PLANE

ALL THE LAND PROPERTY AND SPACE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +496.00 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND: THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(B) INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH PORTIONS OF THE "RETAIL PROPERTY"; STRUCTURAL SUPPORT LOCATED IN OR CONSTITUTING A PART OF THE "RETAIL PROPERTY"; USE OF FACILITIES LOCATED IN THE "RETAIL PROPERTY"; USE OF THE TOWER BASEMENT FACILITIES, AS DEFINED THEREIN; UTILITY PURPOSES IN CERTAIN AREAS OF THE "RETAIL PROPERTY"; PERMITTING THE EXISTENCE OF ENCROACHMENTS LOCATED WITHIN THE "RETAIL PROPERTY"; PERMITTING THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF TOWER OWNED FACILITIES, AS DEFINED THEREIN; PEDESTRIAN EGRESS IN AN EMERGENCY SITUATION ON, OVER, ACROSS AND THROUGH FIRE ESCAPE CORRIDORS, STAIRCASES AND STAIRWAYS LOCATED WITHIN THE "BASE PROPERTY"; AND RIGHT TO INSTALL AND MAINTAIN AN ENTRANCE CANOPY AND SIGNAGE ON EXTERIOR OF BUILDING AS DEFINED THEREIN;

"RETAIL PROPERTY" DEFINED AS FOLLOWS:

RETAIL PARCEL AT FIRST FLOOR

ALL THE LAND PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART OF THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29; THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 132.55 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 61.48 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.59 FEET; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.04 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.55 FEET; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.95 FEET TO THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOTS 23 TO 31 AFORESAID HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 113.51 FEET TO THE WEST LINE OF LOTS 23 TO 31 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOTS 23 TO 31 AFORESAID, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED LINE, 107.57 FEET TO THE NORTHWEST CORNER OF LOT 29 AND THE POINT OF BEGINNING.

Commonly known as: 159 East Walton Place, Chicago, Illinois

P.I.N.: 17-03-213-001-0000

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EXHIBIT "B"

LEGAL DESCRIPTION OF PURCHASED UNIT

Unit(s) 21B in Palmolive Building Landmark Residences, as delineated on the Plat of Survey of the following described parcel of real estate:

[To come]

together with a percentage of the Common Elements appurtenant to the Unit as set forth in said Declaration of Condominium, and together with additional Common Elements as Amended Declarations are recorded pursuant to the terms of Paragraph 25 of said Declaration of Condominium.

AND

The exclusive right to the use of Parking Right Numbers(s) V-8

subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration of Condominium and the Overall Declaration, the same as though the provisions of the Declaration of Condominium and Overall Declaration were recited and stipulated at length herein.

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of Condominium and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.

PROPERTY of Cook County Clerk's Office