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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

Doc#: 1028629025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/13/2010 11:56 AM Pg: 1 of 4

REAL ESTATE RESOURCE MANAGEMENT, LLC,

Plaintiff,

v.

GUY GARDNER and 1000 SOUTH
MICHIGAN, LLC

06 ch 7033
Transferred to
Law Division

Defendants.

MEMORANDUM OF JUDGMENT

On April 13, 2010, judgment was entered in this court in favor of the plaintiff, Real Estate Resource Management, LLC against defendants Guy Gardner and 1000 South Michigan Avenue, LLC, whose address is: 800 S. Wells, Unit 1307, City of Chicago, County of Cook, State of Illinois in the amount of \$956,000. See Exhibit "A" attached hereto and made a part hereof. Said judgment is recorded against the property as set forth herein:

Property Address: 9535 S. Cottage Grove, Chicago, Illinois
Permanent Index Number: 25-11-100-026-0000; 25-11-100-028-0000; 25-11-100-031-0000;
25-11-100-035-0000; 25-11-100-038-0000; 25-11-100-042-0000;
25-11-100-043-0000; and 25-11-100-030-0000

Legal Description:

SEE EXHIBIT "B"

Zane D. Smith & Associates, Ltd.
415 North LaSalle Street
Suite 300
Chicago, Illinois 60610
Phone: (312) 245-0031
Attorney No. 37398

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Order

(2/24/05) CCG N002

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

REAL ESTATE RESOURCE MGT LLC
Plf.

v.

No. 2006 CH. 7033

MR. GUY GARDNER & 1000 South Michigan LLC, Defendants

ORDER

This matter coming before the Court for trial, all parties present & represented by counsel, following presentation of witnesses, exhibits & argument, it is the final order & judgment of this court as follows:

- 1) The court enters judgment on Counts One^{two} as and against both defendants, Guy Gardner & 1000 South Michigan LLC jointly & severally.
- 2) The court bases this ruling on its finding that Plaintiff has established all elements of fraud as alleged in its complaint at Count One.
- 3) Judgment in the amount of \$956,000.00 is entered & granted.
- 4) Judgment on Count Three is denied, no punitive damages are awarded.
- 5) Plaintiff's request for attorney fees is denied.

Atty. No.: 70701

Name: Michael P. Goode, Esq.

Atty. for: Plaintiff

Address: 29 So. La Salle St.

City/State/Zip: Chgo, Ill.

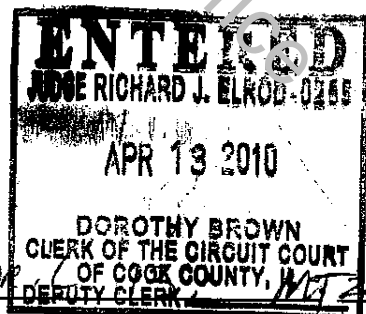
Telephone: 312 541-1331

ENTERED:

Dated: Apr 13 2010

Judge

Judge's No.



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PARCEL 1: 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 AND 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 A POINT; 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.

THENCE CONTINUING WEST ON A LINE PARALLEL WITH 95th STREET A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST; THENCE CONTINUING NORTHWESTERLY 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 EAST LINE OF COTTAGE GROVE AVENUE; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE A DISTANCE OF 131 FEET MORE OR LESS TO A POINT; THENCE EASTERLY A DISTANCE OF 176.77 FEET TO A POINT; THENCE CONTINUING EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95th STREET A DISTANCE OF 200.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE A DISTANCE OF 209.14 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 2: 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 SOUTH LINE OF EAST 95th STREET 1050 FEET EAST OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE; THENCE SOUTH ALONG 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 334.91 FEET MORE OR LESS TO A POINT, SAID POINT BEING 10 FEET EAST OF THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH THE EAST DESCRIBED LINE, A DISTANCE OF 44.00 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 4442.51 FEET, AN ARC DISTANCE OF 259.00 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 382.07 FEET TO A POINT, SAID POINT OF INTERSECTION A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH

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LINE OF EAST 95th STREET; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 169.40 FEET MORE OR LESS TO A POINT ON A LINE PARALLEL WITH 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 EAST 95th STREET; THENCE WEST ON SAID SOUTH LINE OF EAST 95th STREET, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; ALL 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 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 3 OF THE SOUTH LINE OF EAST 95th STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE; RUNNING THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET, A DISTANCE OF 380.38 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 RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT No. 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; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET 397.58 FEET TO A POINT; THENCE NORTHERLY ALONG THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: 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 A DISTANCE OF 122.58 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.