

# UNOFFICIAL COPY



Doc#: 1118629067 Fee: \$64.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/05/2011 01:03 PM Pg: 1 of 15

This Instrument Prepared  
By and After Recording  
Return to:  
Karen Bielarz  
Senior Counsel  
City of Chicago  
Department of Law  
Real Estate and Land Use Division  
121 N. LaSalle Street, Room 600  
Chicago, Illinois 60602

## RESTRICTIVE COVENANT

**WHEREAS**, Chicago Title Land Trust Company, as successor to LaSalle Bank, N.A. as trustee u/t/a dated October 15, 1984 and known as Trust Number 109028 and Chicago Title Land Trust Company, as successor to LaSalle Bank, N.A., as trustee u/t/a dated October 15, 1984 and known as Trust Number 109044 (together, the "Owner"), holds legal title to certain parcels of real property ("Abutting Manufacturing Property") which are located at 4501-4561 West Lyndale Street, 4516-4532 West Palmer Street and 2214-2226 North Kilbourn Avenue in the County of Cook, State of Illinois. The Abutting Manufacturing Property is currently leased to Alpha Baking Co., Inc., an Illinois corporation, and used for the manufacturing (including production, processing, distributing, cleaning, servicing, testing and repair) of materials, goods, or products only ("Manufacturing"), and for those structures and additional uses which are reasonably necessary to permit such manufacturing use including the location of necessary facilities, storage, employee and customer parking, truck staging, and other similar uses and facilities, as such uses are more fully described on **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the City Council of the City of Chicago, pursuant to an ordinance ("Vacation Ordinance"), attached hereto as **Exhibit B** and made a part hereof, adopted on April 13, 2011, and published at pages 115833 through 115837 in the Journal of Proceedings of City Council of

### PIN's:

13-34-111-001	13-34-112-019	13-34-112-024	13-34-112-029	1
13-34-112-013	13-34-112-020	13-34-112-025	13-34-112-030	
13-34-112-014	13-34-112-021	13-34-112-026	13-34-112-031	
13-34-112-015	13-34-112-022	13-34-112-027	13-34-112-037	
13-34-112-016	13-34-112-023	13-34-112-028	13-34-112-038	
			13-34-112-039	

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such date, approved the vacation of all that part of West Lyndale Street, lying northerly of and adjacent to Block 2 (except the north 13.00 feet thereof), and that part of the public alley lying east of the west line of Lot 13 and west of the east line of Lot 7, in Patterson's Subdivision of the southwest quarter of the northeast quarter of the northwest quarter of Section 34, Township 40 North, Range East of the Third Principal Meridian, in Cook County, Illinois, (after referred to as "Subject Premises"); and

**WHEREAS**, the vacation provided for in the Vacation Ordinance is conditioned upon the execution and recording by the Owner of this restrictive covenant running with the land that provides that the Subject Premises (i) shall be used only for Manufacturing, and for those structures and additional uses which are reasonably necessary to permit such Manufacturing including the location of necessary facilities, storage, employee and customer parking, truck staging, and other similar uses and facilities, (ii) may be leased by Owner to the lessee of the Abutting Manufacturing Property for the purposes of obligating such lessee to secure insurance, pay property taxes and undertake other customary obligations of a lessee under a triple net lease with respect to the Subject Premises, provided that no additional rent shall be charged for the Subject Premises, and (iii) shall not be made available for use by the public or for any other use that is not related to the use and operation of the Abutting Manufacturing Property.

**NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PASSAGE AND APPROVAL OF THE VACATION ORDINANCE AND THE VESTING OF TITLE IN THE OWNER, WITHOUT THE REQUIREMENT THAT THE OWNER PAY COMPENSATION TO THE CITY, THE OWNER DOES HEREBY AGREE WITH AND COVENANT TO THE CITY OF CHICAGO AS FOLLOWS:**

1. **USE.** The Owner hereby covenants to the City of Chicago that the above-described Subject Premises shall not be used for any use or purpose other than those which

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are set forth in Exhibit A, and for those uses and purposes which are accessory to such activities, including, but not limited to, the location of necessary and appropriate offices and facilities, storage, employee and customer parking, truck staging, and other similar uses and facilities. The Owner hereby further covenants to the City of Chicago that the Subject Premises may be leased by Owner to the lessee of the Abutting Manufacturing Property for the purposes of obligating such lessee to secure insurance, pay property taxes and undertake other customary obligations of a lessee under a triple net lease with respect to the Subject Premises, provided that no additional rent shall be charged for the Subject Premises, and provided that the Subject Premises shall not be made available for use by the public or for any other use that is not related to the use and operation of the Abutting Manufacturing Property. The consideration for such covenants, which is deemed and agreed to be valuable and sufficient, is the vacation by the City of Chicago of the Subject Premises for the benefit of Owner without the requirement that the Owner pay compensation to the City.

**2. COVENANT TO RUN WITH THE LAND AND TERM THEREOF.** The burdens of the covenant herein contained shall run with the Subject Premises. The benefits of such covenant shall be deemed in gross to the City of Chicago, its successors and assigns. The covenant shall be binding on the Owner, its successors and assigns, and shall be enforceable by the City, its successors and assigns. The covenant may be released or abandoned only upon approval of the City Council of the City of Chicago which may condition its approval upon the payment of such additional compensation by the Owner or any persons claiming under the Owner, which said City Council of the City of Chicago deems to be equal to the benefits accruing because of the release or abandonment of the covenant.

**3. VIOLATION OF RESTRICTIONS.**

(a) Reversion. In the event that the Owner causes or permits a violation

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of a restriction contained herein, (including but not limited to an abandonment, such as, but not limited to, an act of nonuse in direct support of the active adjacent manufacturing facilities, failure to secure, insure, and protect the Subject Premises, and/or a lack of securing the Subject Premises from public use), the City of Chicago may serve the Owner with a written notice entitled NOTICE OF VIOLATION setting forth the violations. Such notice shall be sent to Owner c/o East Balt. Commissary, Inc., 1801 West 31<sup>st</sup> Place, Chicago, Illinois, 60603. Within thirty (30) days of receipt of said Notice of Violation, Owner shall cause the correction of or cure the violations set forth therein. In the event that Owner shall fail or refuse to cause the correction of or cure such violations within the period of thirty (30) days, the City of Chicago shall have the option, at the sole discretion of the Commissioner of the Department of Transportation, to either demand the City of Chicago's appraised fair market value for the Subject Premises, or have the Subject Premises revert back to the City of Chicago and record with the Cook County Recorder of Deeds a copy of the Notice of Violation, proof of service of the Notice of Violation and a Notice of Reversion. Upon the recording of the aforementioned documents by the City of Chicago, the Subject Premises shall be deemed to be conveyed by Owner to the City of Chicago. In the event that the City does not exercise its right of reversion as stated in this Section 3(a) within forty (40) years from the date of execution and recording of this Covenant, then the provisions of this Section 3(a) shall be deemed null and void. The Owner shall be responsible for the removal of all private structures and markings, and shall repair and shall repair and return the area to usable and unobstructed public way as determined by the City's

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Department of Transportation, as described in the then current public way construction standards as published by the City's Department of Transportation.

(b) Enforcement. In addition to the foregoing, this Covenant shall be **enforceable by all remedies available in law or in equity, including injunctive relief.**

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Owner has caused this Covenant to be duly executed and

attested to this 9 day of JUNE, 2011.

**CHICAGO TITLE LAND TRUST COMPANY,  
AS SUCCESSOR TO LASALLE BANK, N.A.  
AS TRUSTEE U/T/A DATED OCTOBER 15, 1984 AND  
KNOWN AS TRUST NUMBERS 109028 AND 109044**

By: [Signature]  
Print Name: MARIO V. GOTANCO

Its: Trust Officer

ATTEST: Attestation not required  
pursuant to corporate by-laws.

Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**FRANK KUCHURIS, as Trustee  
of the FLK SPECIAL TRUST, the 100% sole beneficiary  
of the aforementioned land trusts and the holder of the Power  
of Direction over the aforementioned land trusts**

By: [Signature]  
Print Name: FRANK KUCHURIS

Its: TRUSTEE

ATTEST: [Signature]  
Print Name: SUSAN PAVISH  
Its: \_\_\_\_\_

ACCEPTED:

**CITY OF CHICAGO, by and through its  
Department of Transportation**

[Signature]  
Gabe Klein,  
Commissioner  
Department of Transportation

APPROVED AS TO FORM AND LEGALITY:  
[Signature]  
Senior Counsel

Senior Counsel  
Real Estate & Land Use

This instrument is executed by the undersigned Land Trustee not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **MARIO V. GOTANCO**, personally known to me to be the ~~Trust Officer~~ of the Chicago Title Land Trust Company, as successor to LaSalle Bank, N.A. as trustee u/t/a dated October 15, 1984 and known as Trust Numbers 109028 and 109044 who is 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 acknowledged that as such ~~Trust Officer~~ he/she signed and delivered the said instrument, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of June, 2011.

Sheila Davenport  
Notary Public



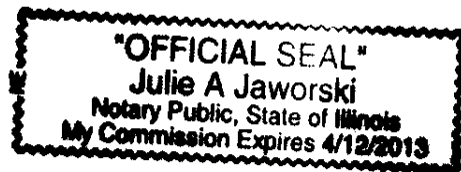
My commission expires \_\_\_\_\_

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Frank Kuchuris, personally known to me to be the Trustee of the FLK Special Trust and 100% sole beneficiary of the FLK Special Trust and holder of the Power of Direction over the FLK Special Trust, who is 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 acknowledged that as such Trustee and sole beneficiary he signed and delivered the said instrument, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9 day of June, 2011.

Julie A. Jaworski  
Notary Public



My commission expires 4-12-2013

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## EXHIBIT A - PERMITTED USES

1. Manufacturing, production, processing, assembly, fabricating, distributing, cleaning, servicing and repair of materials, goods or products, including but not limited to the following:
  - a. Food and Kindred Products
  - b. Tobacco Products
  - c. Apparel and Other Textile Products
  - d. Lumber and Wood Products
  - e. Furniture and Fixtures
  - f. Paper and Allied Products
  - g. Printed and Published Products
  - h. Chemicals and Allied Products
  - i. Petroleum and Coal Products
  - j. Rubber and Miscellaneous Plastics
  - k. Leather and Leather Products
  - l. Stone, Clay and Glass Products
  - m. Primary Metals
  - n. Fabricated Metal Products
  - o. Industrial Machinery and Equipment
  - p. Electronic and Electric Equipment
  - q. Transportation Equipment
  - r. Instruments and Related Products
  - s. Scrap Metals
2. Transportation and wholesale trade, as distinguished from retail trade, of the materials, goods or products listed above.
3. Research and development of prototypes and processes related to the activities listed above.



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4/13/2011

REPORTS OF COMMITTEES

115833

VACATION OF PORTION OF W. LYNDALE ST. AND PUBLIC ALLEY ADJACENT THERETO.

[SO2011-64]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, APRIL 11, 2011.

*To the President and Members of the City Council:*

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body Pass a substitute ordinance for the vacation of all the remaining 66 foot-wide segment of West Lyndale Street west of North Kilbourn Avenue and a 175.43 feet length of the east/west public alley in the block bounded by West Lyndale Street, North Kilbourn Avenue, West Palmer Street and railroad property. This ordinance was referred to the Committee on January 13, 2011.

This recommendation was concurred in unanimously by a viva voce vote of the members of the Committee, with no dissenting vote.

Respectfully submitted,

(Signed) ANTHONY BEALE,  
Chairman.

On motion of Alderman Beale, the said proposed substitute ordinance transmitted with the foregoing committee report was Passed by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Newsome, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muhoz, Zaiewski, Dixon, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguetrack, Mell, Colón, Rice, Mitts, Cullerton, Lauhno, O'Connor, Doherty, Daley, Tunney, Levar, Shiller, M. Smith, Stone -- 44.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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115834

JOURNAL--CITY COUNCIL--CHICAGO

4/13/2011

WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City has experienced a significant loss of industry and jobs in recent years, accompanied by a corresponding erosion of its tax base, due in part to industrial firms' inability to acquire additional property needed for their continued viability and growth; and

WHEREAS, Many industrial firms adjoin streets and alleys that are no longer required for public use and might more productively be used for plant expansion and modernization, employee parking, improved security, truck loading areas or other industrial uses; and

WHEREAS, The City can strengthen established industrial areas and expand the city's jobs base by encouraging the growth and modernization of existing industrial facilities through the vacation of public streets and alleys for reduced compensation; and

WHEREAS, The properties at 4501 -- 4561 West Lyndale Street, 4500 -- 4560 West Palmer Street and 2214 -- 2226 North Kilbourn Avenue are owned by Chicago Title Land Trusts 109044 and 109028; and

WHEREAS, Chicago Title Land Trusts 109044 and 109028 lease the property to Alpha Baking Company which employs two hundred fifty (250) full time employees; and

WHEREAS, Alpha Baking Company proposes to use the portion of the street and alley to be vacated herein for the parking and truck staging; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of part of public street and alleys, described in the following ordinance; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. To Chicago Title Land Trusts 109044 and 109028: all that part of West Lyndale Street, lying northerly of and adjacent to Block 2 (except the north 13.00 feet thereof), and that part of the public alley lying east of the west line of Lot 13 and west of the east line of Lot 7, in Patterson's Subdivision of the southwest quarter of the northeast quarter of the northwest quarter of Section 34, Township 40 North, Range East of the Third Principal Meridian, in Cook County, Illinois as shaded and indicated by the words "To Be Vacated" on the drawing hereto attached which drawing for greater certainty is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation.

To the Chicago Park District: all that part of the north 13.00 feet of that part of West Lyndale Street lying northerly of and adjacent to Block 2, in Patterson's Subdivision of the southwest quarter of the northeast quarter of the northwest quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois as shaded and indicated by the words "To Be Vacated" on the drawing hereto attached, which drawing for greater certainty is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation.

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4/13/2011

REPORTS OF COMMITTEES

115835

SECTION 2. The Commissioner of Transportation is hereby authorized to accept and approve a restrictive covenant or similar instrument restricting the use and improvement of the public way vacated in Section 1 of this ordinance to industrial uses and for such use and improvements that are accessory as that term is defined in the Chicago Zoning Ordinance. The restriction on use and improvement in the covenant agreement or instrument shall be for a term of 40 years and upon breach of such restriction the public way herein vacated shall revert to the City and be subject to the terms and conditions of the dedication by which it has been heretofore held by the City.

SECTION 3. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co., and its successor or assigns, an easement to operate, maintain, repair, renew and replace existing underground facilities in that portion of East Kensington Avenue as herein vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected on said easement herein reserved for The Peoples Gas Light and Coke Company or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities.

SECTION 4. The City of Chicago hereby reserves for the benefit of Commonwealth Edison and Comcast, their successors or assigns, an easement to operate, maintain, construct, replace, and renew overhead poles, wires, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy and telephonic and associated services under, over, and along the alleys as herein vacated, with the right of ingress and egress.

SECTION 5. The City of Chicago hereby reserves the street and alley as herein vacated, as a right-of-way for an existing water main and appurtenances thereto, and for the installation of any additional water mains or other municipally owned service facilities now located or which in the future may be located in the street and alley as herein vacated, and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that no buildings or other structures shall be erected on the said right-of-way herein reserved or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities.

SECTION 6. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Chicago Title Land Trusts 109044 and 109028, shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns and constructing sidewalk and curb across the entrance to that part of the public street and alley hereby vacated, similar to the sidewalk and curb at 2214 -- 2226 North Kilbourn Avenue.

SECTION 7. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Chicago Title Land Trusts 109044 and 109028 shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, together with

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115836

JOURNAL--CITY COUNCIL--CHICAGO

4/13/2011

a restrictive covenant, complying with Section 2 of this ordinance and approved by the Corporation Counsel and the attached drawing.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after its recording.

(File Number: 34-31-10-3181)

(Chicago Park District:

Total area of street to be vacated = 8,200.66 square feet)

(Chicago Title Land Trust's 109044 and 109028:

Total area of street to be vacated = 31,098.23 square feet

Total area of alley to be vacated = 2,631.45 square feet)

[Drawing and legal description referred to in this ordinance  
printed on page 115837 of this Journal.]

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VACATION OF PUBLIC ALLEY BETWEEN S. SOUTH CHICAGO AVE. AND  
S. CLYDE AVE. IN VICINITY OF E. 83<sup>RD</sup> ST.

O2(10-6942]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, April 11, 2011.

*To the President and Members of the City Council:*

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Pass* an ordinance for the vacation of the 16 feet east/west public alley bounded by East 83<sup>rd</sup> Street, South South Chicago Avenue and South Clyde Avenue. This ordinance was referred to the Committee on December 8, 2010.

(Continued on page 115838)

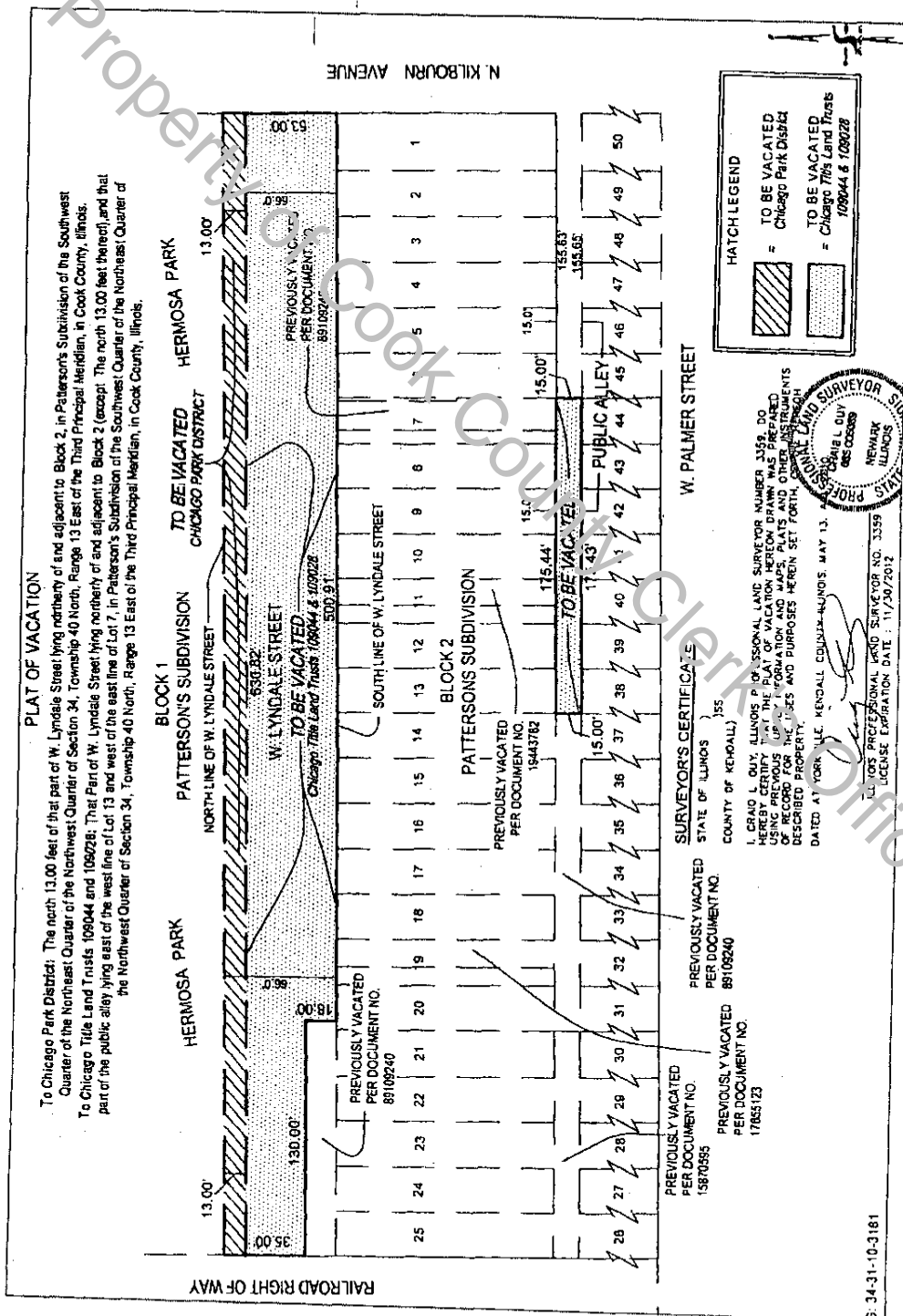
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4/13/2011

REPORTS OF COMMITTEES

115837

Ordinance associated with this drawing printed on pages 115834 and 115836 of this Journal.



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## AGREEMENT IN LIEU OF ESCROW INDUSTRIAL STREET VACATION PROGRAM

RE: Vacation of all that part of West Lyndale Street, lying northerly of and adjacent to Block 2 (except the north 13.00 feet thereof), and that part of the public alley lying east of the west line of Lot 13 and west of the east line of Lot 7, in Patterson's Subdivision of the southwest quarter of the northeast quarter of the northwest quarter of Section 34, Township 40 North, Range East of the Third Principal Meridian, in Cook County Illinois

With respect to the above referenced street vacation, Chicago Title Land Trust Company, as successor to LaSalle Bank, N.A. as trustee u/t/a dated October 15, 1984 and known as Trust Number 109028 and Chicago Title Land Trust Company, as successor to LaSalle Bank, N.A., as trustee u/t/a dated October 15, 1984 and known as Trust Number 109044 (together, the "Applicant"), through their duly authorized agents who have executed this Agreement below, hereby acknowledges receipt of the fully executed and accepted original of the Restrictive Covenant document, a copy of which is attached. In lieu of the requirement of entering into and paying the cost of an escrow agreement, the Applicant agrees as follows:

1. To record such original Restrictive Covenant with the Cook County Recorder of Deeds; and
2. To provide and pay for an endorsement to a policy of title insurance issued by a title insurance company acceptable to the City which policy shall name the City as an additional insured in an amount not less than TEN THOUSAND DOLLARS (\$10,000.00) and shall insure that the Restrictive Covenant is a valid obligation running with the land subject only to encumbrances acceptable to the City; and
3. To deliver to the City, within thirty (30) days of date executed below, evidence of compliance with this Agreement, including providing a copy of the recorded original Restrictive Covenant to:

Rachel DeCorvo  
Transportation Coordination Planner  
City of Chicago  
Department of Transportation  
30 North LaSalle Street  
5th Floor  
Chicago, Illinois 60602

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In the event the Applicant fails or refuses to comply with this Agreement, the Applicant hereby agrees to cause the Subject Premises (as defined in the Restrictive Covenant) shall be deemed to be rededicated and conveyed by Owner to the City of Chicago for public use.

This instrument is executed by the undersigned Land Trustee not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the aforesaid indemnities, representations, covenants, undertakings, and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility shall at any time be asserted or claimed against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

AGREED:

**CHICAGO TITLE LAND TRUST COMPANY,  
AS SUCCESSOR TO LASALLE BANK, N.A.  
AS TRUSTEE U/A DATED OCTOBER 15, 1984 AND  
KNOWN AS TRUST NUMBERS 109028 AND 109044**

By: MARION GOTANCO

Date: 06/17/11

Its: Trust Officer

**FRANK KUCHURIS, as Trustee  
of the FLK SPECIAL TRUST, the 100% sole beneficiary  
of the aforementioned land trusts and the holder of the Power  
of Direction over the aforementioned land trusts**

By: [Signature]

Date: 6/10/2011

Its: TRUSTEE

**CITY OF CHICAGO, by and through its  
Department of Transportation**

By: [Signature]

Date: 6/30/2011

Its: Commissioner

Office of Cook County Clerk's Office