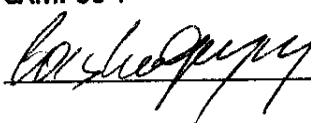




Doc#: 1300729060 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/07/2013 12:07 PM Pg: 1 of 3

LIS PENDENS -NOTICE OF RECEIPT OF EMINENT DOMAIN ACT INTENTIONS

TAKE NOTICE THAT CORRESPONDENCE DATED DECEMBER 11, 2012,
A COPY OF WHICH ALONG WITH THE LEGAL DESCRIPTION OF THE
REAL ESTATE LISTED HEREINBELOW IS ATTACHED HERETO, PROVIDES
IN RELEVANT PART THAT: "THE PURPOSE OF THIS LETTER IS, IN
ACCORDANCE WITH THE EMINENT DOMAIN ACT, TO FORMALLY NOTIFY YOU
THAT NORTHEASTERN ILLINOIS UNIVERSITY, A STATE AGENCY, SEEKS TO
OBTAIN THE SUBJECT PROPERTY IN ORDER TO CONSTRUCT THE EL CENTRO
CAMPUS".

1/7/2013
 WIESLAW GIZYNSKI, OWNER

Property Address: 3430-32 W. Henderson Street, Chicago, Cook County, Illinois.
PIN: 13-23-405-039-0000.

Prepared by and after recording send to:
Adam J. Augustynski
Attorney for Wieslaw Gizynski
5850 W. Bryn Mawr Avenue
Chicago, IL 60646.

UNOFFICIAL COPY

STREET ADDRESS: 3242 W HENDERSON STREET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 13-23-405-039-0000

LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE; ON THE EAST BY THE WEST LINE OF NORTH KIMBALL AVENUE; ON THE SOUTH BY THE NORTH LINE OF WEST HENDERSON STREET; AND ON THE WEST BY A LINE EXTENDING FROM SAID SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE TO SAID NORTH LINE OF WEST HENDERSON STREET, AT A DISTANCE OF 589.49 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NORTH DRAKE AVENUE IN THE CITY OF CHICAGO; COMPRISING ALL OF LOTS IN BLOCK 1 IN THE SUBDIVISION (BY DADA AND OTHERS) OF PART OF THE SAID WEST 1/2 OF THE SOUTHEAST 1/4 ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 1185671; ALSO COMPRISING THAT PART OF LOTS 2 TO 13 INCLUSIVE (TAKEN AS A TRACT) WHICH LIES SOUTHERLY OF SAID SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE TOGETHER WITH THE EAST 1/2 OF THAT PART OF THE VACATED ALLEY LYING SOUTHERLY OF SAID SOUTHWESTERLY STREET LINE WHICH LIES WEST OF SAID LOTS 2 TO 13 INCLUSIVE IN HALLS SUBDIVISION OF LOT 10 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED IN RECORDER'S OFFICE SEPTEMBER 10, 1869 AS DOCUMENT 25138 TOGETHER WITH SO MUCH OF THE VACATED STREET LYING WEST OF SAID BLOCK 1 AND EAST OF SAID HALL'S SUBDIVISION AS LIES SOUTH OF SAID SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE, EXCEPT THAT PART OF LOTS 2 TO 7 INCLUSIVE, IN BLOCK 1 IN SUBDIVISION (BY DADA AND OTHERS) ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1185671 OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF AVONDALE AVENUE AND THE WEST LINE OF NORTH KIMBALL AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID AVONDALE AVENUE, 184.43 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF AVONDALE 15.05 FEET; THENCE SOUTHERLY 26.11 FEET TO A LINE WHICH IS 38 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID AVONDALE AVENUE; THENCE SOUTHEASTERLY ALONG LAST MENTIONED LINE 39.15 FEET TO A LINE WHICH IS 80 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG LAST MENTIONED LINE 24.17 FEET TO THE NORTH LINE OF THE WEST HENDERSON STREET; THENCE EAST ALONG THE NORTH LINE OF SAID WEST HENDERSON STREET 80 FEET TO THE WEST LINE OF NORTH KIMBALL AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID NORTH KIMBALL AVENUE 9.60 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

Ancel Glink

DIAMOND BUSH
DICIANNI
& KRAFTHEFFER

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www.ancelglink.com

Derke J. Price
dprice@ancelglink.com
(P) 630.998.4612
(F) 630.596.4611

December 11, 2012

Wieslaw Gizynski
c/o Ronald Kapustka
750 West Lake Cook Road
Suite 350
Puffalo Grove, Illinois 60089

Chicago Title Land Trust Co. as successor to
Park National Bank a/s/t Cosmopolitan Bank
& Trust Co. as Trustee under Trust Agreement
Dated October 21, 1997 a/k/a Trust #30718
171 North Clark Street
Chicago, Illinois 60601

Re: 3430-32 W. Henderson Street
Chicago, Illinois

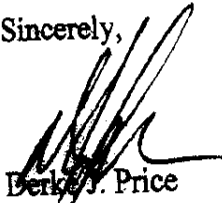
Dear Mr. Gizynski and CTLT:

We represent Northeastern Illinois University. Our research indicates that you are the legal and beneficial Owners of the property commonly known as 3430-32 W. Henderson Street (the Granite Gallery building) that is legally described in Exhibit A attached hereto ("Subject Property"). We understand that you have had numerous conversations with representatives of the University concerning the University's desire to purchase the Subject Property. The purpose of this letter is, in accordance with the Eminent Domain Act, to formally notify you that Northeastern Illinois University, a State Agency, seeks to obtain the Subject Property in order to construct the El Centro Campus. The El Centro Campus facilities will include classrooms, research laboratories, and other amenities in furtherance of the University's educational function and mission and the public's welfare.

Further, this letter is to inform you that for purposes of Section 10-5-15 of the Eminent Domain Act, David Jonaitis, Business Manager for Northeastern Illinois University, 5500 N. St. Louis Avenue, Chicago, IL, 60625, 773.442.5200, is designated to respond to all requests arising from any notifications given under the Eminent Domain Act and to respond to your questions about the authority and procedures of Northeastern Illinois University in acquiring property by condemnation and about your general rights under those procedures.

You may also contact us with any questions you may have.

Sincerely,



Derke J. Price

cc David Jonaitis

12-28-12 KJP

Mr. Price

Mr. Gizynski received this yesterday and came in yesterday evening. Please contact me at your immediate convenience to discuss this matter. Thanks.

Derke J. Price Attorney at Law