

Doc#: 1309357110 fee: \$86.00
Date: 04/03/2017 08:58 AM Pg: 1 of 6
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

ORDER APPOINTING TEMPORARY LIMITED RECEIVER

Commonly Known As: 1819 N. Major, CHICAGO, ILLINOIS 60639

Property Identification No.: 13-32-400-062-0000

13-32-400-063-0000

13-32-400-067-0000

13-32-400-068-0000

This instrument was prepared by CR Realty Advisors, LLC, 325 W. Huron, Suite 230, Chicago, Illinois.

Mail to:
Josh Nadolna
CR Realty Advisors, LLC
325 W. Huron, Suite 230
Chicago, IL 60654

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT-FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

Economy, Inc.
et al.,
Defendant(s).

No: 11 MI 402475
Re: 1819 N Major/1826-30
N Central
Courtroom 11 07, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT:

- ① American Chartered Bank must appear on the next court date;
- ② North Community Bank shall be subject to a preliminary injunction not to rent, use, lease or occupy the premises at 1840 N. Major, and keep the property vacant & secure.
- ③ City is granted leave to serve unknown owners & non-record claimants by publication.
- ④ The receiver, CR Realty Advisors, is authorized to proceed with option #2 in the feasibility report, with costs not to exceed \$41,517. The court reserves judgment on issues involving allocation of costs among the defendants; priority of the receiver lies.

IT IS FURTHER ORDERED THAT this cause be continued to 2, 19, 13 at 11:00 a.m./p.m.,
Courtroom 11 07, Richard J. Daley Center, 50 W. Washington St. Chicago, without further notice.

HEARING DATE: 10, 2, 12

By [Signature]
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Judge Lauretta Higgins Wolfson

OCT 02 2012
Circuit Court 1938

FILED
CV-1112
OCT 02 2012
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

Judge Higgins Wolfson Courtroom 11 07

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Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

UNOFFICIAL COPY**FEE SIMPLE ECONOMY 1 PARCEL:**

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 156.05 FEET TO A POINT ON A LINE 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, 87.77 FEET TO A POINT ON THE EAST LINE OF AN EASEMENT FOR A PRIVATE STREET PER DOCUMENT NO. 13682555; THENCE NORTH 0 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, 326.18 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, 0.86 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 23.73 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 136.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF FEE SIMPLE ECONOMY 1 PARCEL FRO PRIVATE STREET 50 FEET IN WIDTH, COMMONLY KNOWN AS NORTH MAJOR AVENUE, AS SET FORTH IN DEEDS RECORDED AS DOCUMENT NOS. 12417835, 13655073, 13933934 AND, PARTICULARLY, 16716054, WHICH SAID PRIVATE STREET EXTENDS OVER THE PREMISES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FEET STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, WHICH SAID POINT IS 643.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 643.07 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AND CONNECTS WITH BLOOMINGDALE AVENUE.

FEE SIMPLE ECONOMY 2 PARCEL:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST

CONTINUED ON NEXT PAGE

A

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):
OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 492.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 155.94 FEET TO A POINT THAT IS 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 492.64 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 156.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF ECONOMY 1 PARCEL AND ECONOMY 2 PARCEL FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722023 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC., RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049.

PARCEL 5:

ECONOMY PARKING AREA:

THAT PART OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE) SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 13.45 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 353.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 16.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 230.25 FEET; THENCE SOUTH 0

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**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008502561 01

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):
OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 86.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 492.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 155.94 FEET TO A POINT THAT IS 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 492.64 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 156.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF ECONOMY 1 PARCEL AND ECONOMY 2 PARCEL FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC., RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049.

PARCEL 5:

ECONOMY PARKING AREA:

THAT PART OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS DIVISION) IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE) SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 13.45 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 353.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 16.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 230.25 FEET; THENCE SOUTH 0

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008502561 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

DEGREES 16 MINUTES 55 SECONDS WEST, 113.01 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, 250.52 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 25 SECONDS WEST, 64.38 FEET; THENCE NORTH 69 DEGREES 45 MINUTES 08 SECONDS WEST, 82.52 FEET; THENCE SOUTH 51 DEGREES 40 MINUTES 28 SECONDS WEST, 34.93 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 485.52 FEET, AN ARC LENGTH OF 89.41 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 20 SECONDS EAST, 34.0 FEET; THENCE NORTH 5 DEGREES 29 MINUTES 04 SECONDS EAST, 16.39 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS EAST, 225.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR ACCESS FROM FEE SIMPLE ECONOMY 1 PARCEL AND FEE SIMPLE ECONOMY 2 PARCEL TO ECONOMY PARKING AREA AS CREATED BY EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHI AND ECONOMY, INC., RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031010.