

UNOFFICIAL COPY

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

LSAC 2017, LLC, a Delaware limited liability company (as
assignee of JPMCC 2007-CIBC 19 Stetson Avenue, LLC),

Plaintiff,

v.

TWO ELEVEN NORTH STETSON, LLC, an Illinois
limited liability company; UNKNOWN OWNERS; and
LAKESHORE ATHLETIC CLUB ILLINOIS CENTER,
LLC, an Illinois limited liability company,

Defendants.

NO. 10 CH 17570

Calendar 64

Judge Senechalle

**211 N. Stetson Avenue,
Chicago, Illinois**

CERTIFICATE OF SALE

The undersigned as Sheriff of Cook County, Illinois in accordance with the terms of the judgment entered in the above cause, offered at public sale the real estate and premises hereinafter described to the highest bidder, on the 20th day of February, 2013, in Room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois. Said sale was held pursuant to notice as required by said judgment and by law.

I offered the entire real estate and premises hereafter described en masse: whereupon, LSAC 2017, LLC offered and bid therefore the sum of Ten Million Five Hundred Thousand Dollars (\$10,500,000.00). This being the highest and best bid at said sale, I thereupon struck off and sold the whole of said property to said bidder for said money.

Said real estate and premises are situated in Cook County, Illinois, and are described as follows:

Legal Description:



Doc#: 1317913024 Fee: \$64.00
RHSF Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Frough
Cook County Recorder of Deeds
Date: 06/28/2013 09:51 AM Pg: 1 of 3

UNOFFICIAL COPY

PARCEL 1:

THAT PART OF THE LAND LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE, 74.00 FEET WIDE, AS SAID NORTH STETSON WAS DEDICATED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 26TH DAY OF MARCH 1984 AS DOCUMENT NUMBER 27018355 WITH THE NORTH LINE OF EAST LAKE STREET AS SAID EAST LAKE STREET WAS DEDICATED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 26TH DAY OF MARCH, 1984 AS DOCUMENT NUMBER 27018354; AND RUNNING THENCE NORTH ALONG THE EAST LINE OF NORTH STETSON AVENUE (SAID EAST LINE BEING PERPENDICULAR TO SAID NORTH LINE OF EAST LAKE STREET), A DISTANCE OF 175.542 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 125.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 175.542 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF EAST LAKE STREET; THENCE WEST ALONG SAID NORTH LINE OF EAST LAKE STREET, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED RECORDED AS DOCUMENT 26751440, OVER THE LAND DESCRIBED AS FOLLOWS:

PROPERTY AND SPACE LYING ABOVE THE UPPER LIMITS OF EAST LAKE STREET (AS SAID EAST LAKE STREET WAS DEDICATED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 26TH DAY OF MARCH, 1984 AS DOCUMENT NUMBER 27018354) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF EAST LAKE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE, 74.00 FEET WIDE, AS SAID NORTH STETSON AVENUE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 26TH DAY OF MARCH, 1984, AS DOCUMENT NUMBER 27018355, WITH THE CENTER LINE OF SAID EAST LAKE STREET; AND RUNNING THENCE EAST ALONG SAID CENTER LINE OF EAST LAKE STREET (SAID CENTER LINE BEING PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE), A DISTANCE OF 40.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 37.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID EAST LAKE STREET; THENCE WEST ALONG SAID NORTH LINE OF EAST LAKE STREET, A DISTANCE OF 26.50 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 23.00 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 14.00 FEET TO AN INTERSECTION WITH SAID EAST LINE OF NORTH STETSON AVENUE; THENCE SOUTH

ALONG SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN THE STAIRWAY AND VESTIBULE EASEMENT AGREEMENT MADE BY AND BETWEEN GO ACIC ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1985 AND KNOWN AS TRUST NUMBER 64971, DATED OCTOBER 1, 1994 AND RECORDED NOVEMBER 29, 1994 AS DOCUMENT 04002367 TO USE, MAINTAIN AND REPAIR THE VESTIBULE AREA AS DEFINED THEREIN ON EXHIBIT "C" AS THE 'VESTIBULE AREA'.

Permanent Tax Identification Numbers:

UNOFFICIAL COPY

17-10-316-024-0000.

Common Address:

211 North Stetson Avenue, Chicago Illinois.

I further certify that said bidder or its successors, heirs or legal representative, or assigns will be entitled to a deed to said premises subject to the following:

1. Order of Court confirming said sale.
2. Subject to Special Rights of redemption, if applicable.
3. Return of this original document to the Sheriff of Cook County.

NOTICE

Filed certificate shall be returned to Sheriff of Cook County, Box No. 5

THOMAS J. DART

Sheriff of Cook County, Illinois

By: Dana Ryan 1153
Deputy Sheriff