



Doc#: 1421341029 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2014 10:44 AM Pg: 1 of 7

Property of Cook County Clerk's Office

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

THE CITY OF CHICAGO, A MUNICIPAL CORPORATION,  
PLAINTIFF,

**14M1 401855**

CASE NO.

v.

RE: 3617-23 S. ASHLAND AVE.

3535 ASHLAND LLC,  
UNKNOWN OWNERS AND NONRECORD CLAIMANTS,

AMOUNT CLAIMED PER DAY OF VIOLATION: \$1,500.00

ET AL  
DEFENDANT(S)

COURTROOM 1107  
DALEY CENTER

JUN 25 2014

LIS PENDENS NOTICE

JUN 25 2014

I, the undersigned, do hereby certify that the above entitled cause was filed in the above court on the \_\_\_\_\_ day of \_\_\_\_\_, for Municipal Code violations and is now pending in said court and that the property affected by said cause is located at the above referenced address and is legally described as follows:

REFER TO ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Stephen Patton  
Corporation Counsel City of Chicago

By:   
Assistant Corporation Counsel  
30 North LaSalle St., Room 700  
Chicago, Illinois 60602  
(312) 744-8791

CLERK OF CIRCUIT COURT  
CIVIL DIVISION

2014 JUN 25 PM 12:04

FILED B - 17

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET AND EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT "A" IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF INDIANA STATE LINE RAILWAY COMPANY; ALSO THE WEST 23 FEET OF VACATED PART OF IRON STREET LYING EAST OF ADJOINING SAID LOT "A" IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE EAST 500 FEET OF THE WEST 533 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 168 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2, 352.00 FEET EAST OF THE WEST LINE OF SECTION 32, AFORESAID; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SECTION 32, AFORESAID, FOR A DISTANCE OF 33.00 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2, 180.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 32, AFORESAID FOR A DISTANCE OF 165.56 FEET TO ITS INTERSECTION WITH CURVE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 300.05 FEET; THENCE NORTHEASTERLY ON SAID CURVE FOR AN ARC DISTANCE OF 34.16 FEET, SAID CURVE BEING 10.0 FEET FROM AND CONCENTRIC TO THE CENTER LINE OF AN EXISTING TRACK; THENCE NORTH 30°15'40" EAST PARALLEL TO SAID TRACK, FOR A DISTANCE OF 43.67 FEET TO ITS INTERSECTION WITH CURVE, CONVEX NORTHWESTERLY, HAVING A RADIUS OF 231.59 FEET; THENCE NORTHEASTERLY ON SAID CURVE, BEING 10.0 FEET FROM AND CONCENTRIC TO AN EXISTING TRACK, FOR AN ARC DISTANCE OF 147.25 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 33.0 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, AFORESAID AT A POINT 679.15 FEET EAST OF

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THE WEST LINE OF SECTION 32, AFORESAID; THENCE NORTH 33.00 FEET, THENCE WEST 326.15 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART FALLING IN THE WEST 533 FEET OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32) IN COOK COUNTY, ILLINOIS

PARCEL 5:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 846 FEET EAST OF THE WEST LINE WITH A LINE PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE WEST ON THE LAST DESCRIBED LINE 105 FEET; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE NORTHWEST WITH A RADIUS OF 200 FEET, A DISTANCE OF 164.67 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 606 FEET EAST OF THE WEST LINE OF SECTION 32, THENCE SOUTH ON THE LAST DESCRIBED LINE 138.25 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 408 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE EAST ON LAST DESCRIBED LINE 61 FEET; THENCE NORTHEASTERLY ON A CURVE CONVEX TO THE NORTHWEST WITH A RADIUS OF 330 FEET A DISTANCE OF 294.5 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 846.0 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE NORTH ON THE LAST DESCRIBED LINE 2.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 37TH STREET ( 66 FOOT PRIVATE STREET), SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, WITH A LINE DRAWN PARALLEL WITH AND 576 FEET EAST OF THE WEST LINE OF SECTION 32; THENCE EASTERLY ON SAID NORTH LINE OF WEST 37TH STREET A DISTANCE OF 30 FEET TO A POINT 606 FEET EAST OF THE WEST LINE OF SECTION 32; THENCE NORTHERLY ON A STRAIGHT LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 513.25 FEET TO A POINT, SAID POINT BEING 546.25 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND 606 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHWEST HAVING A RADIUS OF 200 FEET, TO A POINT 476.25 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND 576 FEET EAST OF THE WEST LINE OF

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SAID SECTION 32, THENCE SOUTHERLY ON A STRAIGHT LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 443.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 7:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF ASHLAND AVENUE AND THE NORTH LINE OF 37TH STREET; THENCE NORTH 90°00'00" EAST, 500.00 FEET; THENCE NORTH 0°00'00" EAST 427.79 FEET; THENCE NORTHEASTERLY ALONG AN ARC BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 257.31 FEET AND CHORD BEARING OF NORTH 35°28'22" EAST, AN ARC DISTANCE OF 216.56 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTH LINE 86 FEET; THENCE SOUTHWESTERLY ALONG AN ARC BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF SOUTH 46°27'40" WEST, AN ARC DISTANCE OF 242.13 FEET; THENCE SOUTH 0°00'00" EAST 442.21 FEET; THENCE SOUTH 90°00'00" WEST, 43.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART WHICH FALLS IN PARCEL 4) IN COOK COUNTY, ILLINOIS.

## PARCEL 8:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SOUTH IRON STREET (A PRIVATE STREET 50 FEET WIDE) AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE WEST ON SAID NORTH LINE 137.0 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SOUTH IRON STREET 11.38 FEET TO A LINE 10 FEET FROM THE CENTER LINE OF SWITCH TRACK, MEASURED RADIALLY; THENCE SOUTHEASTERLY ON A CURVE, HAVING A RADIUS OF 213.0 FEET, CONVEX NORTHEASTERLY, FOR AN ARC DISTANCE OF 153.12 FEET TO A POINT ON THE WEST LINE OF SOUTH IRON STREET AFORESAID AND 10 FEET FROM THE CENTER LINE OF A SWITCH TRACK, MEASURED RADIALLY; THENCE NORTH ON THE WEST LINE OF SAID SOUTH IRON STREET FOR A DISTANCE OF 75.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 10:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT 33 FEET SOUTH OF NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND 846 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH 2.83 FEET; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 330 FEET A DISTANCE OF 294.5 FEET TO ITS INTERSECTION WITH A LINE 667 FEET EAST OF SAID WEST LINE AND WITH A LINE 408 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE EAST, ALONG SAID LINE 408 FEET NORTH OF SAID SOUTH LINE, 59 FEET TO A LINE 726 FEET EAST OF THE WEST LINE OF SAID SECTION 32; THENCE NORTH, ALONG SAID LINE 726 FEET EAST OF THE WEST LINE, 28.5 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 189.68 FEET TO ITS INTERSECTION WITH A LINE 886 FEET EAST OF THE WEST LINE OF SAID SECTION 32 AND A LINE 40 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE NORTHEASTERLY, ON A STRAIGHT LINE 42.58 FEET TO A LINE 33 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE WEST ALONG SAID LINE 33 FEET SOUTH OF SAID NORTH LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO DESCRIBED AS:

TRACT 1:

THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE NORTH 33 FEET AND EXCEPT THE WEST 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS, AND

LOT "A" IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE INDIANA STATE LINE RAILWAY COMPANY; ALSO, THE WEST 23 FEET OF VACATED PART OF IRON STREET LYING EAST OF AND ADJOINING SAID LOT "A" IN COOK COUNTY, ILLINOIS, AND

THE EAST 500 FEET OF THE WEST 533 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 168 FEET THEREOF) IN COOK COUNTY, ILLINOIS, AND

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN THE WEST 533 FEET OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32) IN COOK COUNTY, ILLINOIS, AND

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THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 37' EAST OF AND 33' SOUTH OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 32; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1652.42 FEET; THENCE SOUTH 01 DEGREE 14 MINUTES 12 SECONDS WEST, A DISTANCE OF 707.97 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 213.00 FEET AND A CHORD BEARING OF NORTH 64 DEGREES 06 MINUTES 49 SECONDS WEST; THENCE NORTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 153.19 FEET; THENCE NORTH 01 DEGREE 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.38 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION THEREOF, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 854.72 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 33.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 249.11 FEET; THENCE SOUTH 80 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 42.83 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 189.68 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 17 MINUTES 04 SECONDS WEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 269.03 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 28.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 375.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 37TH STREET (66 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 73.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 500.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ASHLAND AVENUE (100 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 04 MINUTES 53 SECONDS WEST, A DISTANCE OF 1291.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1,377,698 SQUARE FEET, OR 31.63 ACRES, MORE OR LESS.

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Note: For informational purposes only, the land is known as:

35th and Ashland  
Chicago, IL

- Permanent Index Number(s):**
- 17-32-300-001-0000 Vol. 523
  - 17-32-300-002-0000 Vol. 523
  - 17-32-300-006-0000 Vol. 523
  - 17-32-300-007-0000 Vol. 523
  - 17-32-300-008-0000 Vol. 523
  - 17-32-300-009-0000 Vol. 523
  - 17-32-300-010-0000 Vol. 523
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  - 17-32-300-176-0000 Vol. 523
  - 17-32-300-177-0000 Vol. 523
  - 17-32-300-178-0000 Vol. 523

**Common Address:** 35th and Ashland, Chicago, Illinois

