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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 03:34 PM PG: 1 OF 5

**RELEASE OF  
NOTICE OF LIS PENDENS**

This instrument was prepared by and  
after recording return to:

Kevin G. Schneider, Esq.  
Neal, Gerber & Eisenberg LLP  
2 N. LaSalle Street, Suite 1700  
Chicago, IL 60602

Above Space for Recorder's use only

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

YAFFO INC., an Illinois corporation, d/b/a Yaffo )  
Auto Services Inc., Yaffo Auto Body Services, Inc., )  
Yaffo Auto Towing & Recovery, and Yaffo Auto )  
Detail, Inc., as assignee of Y & M Auto Service, )  
Inc., )

Case No. 2019 CH 02383

Plaintiff,

v.

M & B MOTEL MANAGEMENT, LLC, an Illinois )  
limited liability company; MOHAMMAD A. )  
ALLAHRAKHA, an individual; MOHAMMED I. )  
ALLAHRAKHA, an individual; and BBI )  
PROPERTY MANAGEMENT, LLC, a Delaware )  
limited liability company, )

Defendants. )

**RELEASE OF NOTICE OF LIS PENDENS**

PLEASE TAKE NOTICE that Plaintiff, YAFFO INC., an Illinois corporation, d/b/a Yaffo Auto Services Inc., Yaffo Auto Body Services, Inc., Yaffo Auto Towing & Recovery, and Yaffo Auto Detail, Inc., as assignee of Y & M Auto Service, Inc., does hereby release and withdraw that certain Notice of Lis Pendens recorded in the office of the Cook County Recorder of Deeds on February 27, 2019 as Document

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No. 1905806150, in connection with a lawsuit filed in Circuit Court of Cook County, Illinois, as case no. 2019 CH 02383, against the real property legally described as follows:

## PARCEL 1:

THAT PART OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 50 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES, 64.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 146 FEET TO A POINT; THENCE SOUTHWESTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 30 DEGREES 0 MINUTES 0 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED IN THE THIRD QUADRANT, A DISTANCE OF 70 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 279.38 FEET TO A POINT, WHICH IS 480 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE SOUTH ON A LINE PARALLEL WITH THE AFORESAID EAST LINE OF THE SAID SOUTH 11 ACRES, A DISTANCE OF 259.61 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE EAST ALONG THE SOUTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 480 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE NORTH ALONG THE EAST LINE OF THE SAID SOUTH 11 ACRES, A DISTANCE OF 294.61 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR THE NORTHERN ILLINOIS TOLL ROAD RECORDED FEBRUARY 21, 1958 AS DOCUMENT NUMBER 18073478) AND EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED JUNE 17, 2004 AS DOCUMENT NUMBER 0416944136, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN RALPH E. LUX AND NORANDEX RECORDED AUGUST 16, 1979 AS DOCUMENT NUMBER 25104142 FOR A COMMON DRIVEWAY OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 50 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES, SAID POINT BEING 21.02 FEET SOUTH OF THE NORTHEAST CORNER OF AFORESAID SOUTH 11 ACRES; THENCE SOUTHWESTERLY, A DISTANCE OF 68.93 FEET TO A POINT, SAID POINT BEING 64.62 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES AND 53.57 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ON A LINE 64.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES A DISTANCE OF 121.55 FEET TO A

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POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVED LINE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30 FEET, A DELTA OF 89 DEGREES 45 MINUTES 15 SECONDS AND AN ARC DISTANCE OF 46.99 FEET TO A POINT OF TANGENCY; THENCE NORTH ON A LINE 205 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH 11 ACRES, A DISTANCE OF 34.74 FEET TO A POINT IN THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, SAID POINT BEING 205 FEET WEST OF THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ON THE NORTH LINE OF THE SOUTH 11 ACRES, A DISTANCE OF 30 FEET; THENCE SOUTH ON A LINE 235 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES A DISTANCE OF 39.50 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVED LINE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30 FEET, A DELTA OF 90 DEGREES 14 MINUTES 45 SECONDS AND AN ARC DISTANCE OF 47.25 FEET TO A POINT OF TANGENCY; THENCE WEST ON A LINE 69.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES A DISTANCE OF 72.88 FEET TO A POINT, SAID POINT BEING 338 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE SOUTH ON A LINE 338 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES A DISTANCE OF 30 FEET TO A POINT, SAID POINT BEING 99.62 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE EAST ON A LINE 99.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 137.38 FEET TO A POINT, SAID POINT BEING 200.62 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE NORTHEASTERLY A DISTANCE OF 9.99 FEET TO A POINT, SAID POINT BEING 94.62 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES AND 191.95 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE EAST ON A LINE 94.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 148.95 FEET TO A POINT, SAID POINT BEING 43 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES; THENCE NORTHEASTERLY A DISTANCE OF 55.33 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES, SAID POINT BEING 59.62 FEET SOUTH OF THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE NORTH ON THE EAST LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 68.60 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE LAND FALLING IN PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-28-401-010-0000

Common Address: 12400 S. Cicero Ave., Alsip, IL 60803

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## PARCEL 1:

THE WEST 178.70 FEET OF THE EAST 238.70 FEET OF THE SOUTH 195.60 FEET OF THE NORTH 228.60 FEET OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 33 FEET THEREOF IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOTS 14 AND 15 IN ARNOLD'S SUBDIVISION OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE EAST 530 FEET OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 60 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ALONG THE NORTH LINE OF SAID 11 ACRES, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE 470 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 34.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 470 FEET TO THE WEST LINE OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE 34.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-28-401-029-0000

Common Address: 12340 S. Cicero Ave., Alsip, IL 60803

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IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this 5  
day of ~~January~~, 2021.  
February

YAFFO INC., an Illinois corporation, d/b/a Yaffo Auto Services Inc., Yaffo Auto Body Services, Inc., Yaffo Auto Towing & Recovery, and Yaffo Auto Detail, Inc., as assignee of Y & M Auto Service, Inc.

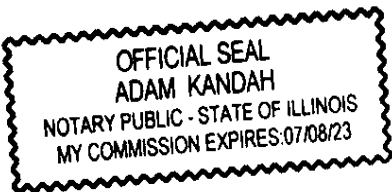
By: W. Khaled  
Name: WADIE KHALED  
Title: OWNER

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 Wadie Khaled, the Owner of YAFFO INC., an Illinois corporation, d/b/a Yaffo Auto Services Inc., Yaffo Auto Body Services, Inc., Yaffo Auto Towing & Recovery, and Yaffo Auto Detail, Inc., as assignee of Y & M Auto Service, Inc., and personally known to me to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act on behalf of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on Feb 5, 2021.

Commission expires 7/8 2023



[Signature]  
NOTARY PUBLIC