



Doc# 2115434078 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 11:24 AM PG: 1 OF 3

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

CITY OF CHICAGO, a municipal corporation,	)	Case Number:	<b>21M1 400171</b>
Plaintiff	)	Amount claimed per day	1,000.00
V.	)	Address:	
PARK PLACE TOWER 1 CONDOMINIUM ASSOCIATION	)	655 - 655 W IRVING PARK RD CHICAGO IL	
Unknown owners and non-record claimants	)	60613-	
Defendants	)		

LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above court on the 04 day of 19 2021 for building 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:

- 14-21-101-039
- 14-21-101-045
- 14-21-101-047
- 14-21-101-049-0000
- 14-21-101-050-1001
- 14-21-101-054-0000
- 14-21-101-054-1120

LOTS 4 TO 8 AND LOT 9(EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9,, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH LOTS 9 AND 10 IN BLOCK 1 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21 AFORESAID TOGETHER WITH THAT PART OF VACATED FRONTIER AVENUE, FORMERLY BEACH COURT VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF AND ADJOINING LOTS 9,10,11 AND 12 AND LYING EAST OF AND AJOINING LOTS 5,6,7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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 CIRCUIT COURT  
 CLERK  
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PARCEL 1: LOTS 4 TO 8 AND LOT 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES WITH THE NORTH LINE OF SAID 9, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 9 AND 10 IN BLOCK 1 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF VACATED FRONTIER AVENUE (FORMERLY BEACH COURT) VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 20816906, LYING WEST OF AND ADJOINING LOTS 9, 10, 11 AND 12, AND LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN THE EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLEASE SEE EXHIBIT "A", FOR ENTIRE LEGAL DESCRIPTION.

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +268.53 FEET CHICAGO CITY DATUM: LOTS 4 TO 8 AND LOT 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH LOTS 9 AND 10 IN BLOCK 1 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21 AFORESAID TOGETHER WITH THAT PART OF VACATED FRONTIER AVENUE, FORMERLY BEACH COURT VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF AND ADJOINING LOTS 9, 10, 11, AND 12 AND LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, AFORESAID, (EXCEPTING FROM THE ABOVE DESCRIBED TRACT, THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.19 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.92 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT (SAID NORTHWEST CORNER HEREIN AFTER REFERRED TO AS POINT "A"); THENCE SOUTH 90 DEGREE" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 14.98 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF W. IRVING PARK ROAD) THENCE CONTINUING SOUTH 90 DEGREES" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 138.27 FEET; THENCE SOUTH 00 DEGREE-00" WEST, 29.33 FEET; THENCE NORTH 90 DEGREE-00" WEST, 0.59 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 5.60 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST 26.20 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST 27.74 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 4.85 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 0.46 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 14.19 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 1.50 FEET; THENCE NORTH 90 DEGREE- 00' 00" WEST, 10.60 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 7.36 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 13.28 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 8.23 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 14.02 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 0.55 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 54.54 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 63.05 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +20.65 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.19 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT POINT "A" AFORESAID; THENCE SOUTH 00 DEGREE-04'-55" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 95.0 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. PINE GROVE AVENUE) THENCE NORTH 89 DEGREE-56'-28" EAST, 136.0 FEET; THENCE SOUTH 00 DEGREE-04'-55" WEST, 163.61 FEET; THENCE SOUTH 90 DEGREE-00'-00" EAST, 43.13 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREE-00'-00" EAST, 43.52 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 1.01 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 0.76 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 71.96 FEET; THENCE SOUTH 90 DEGREE-00'-00" EAST, 0.76 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 0.29 FEET; THENCE SOUTH 90 DEGREE-00'-00" EAST, 4.22 FEET; THENCE SOUTH 00 DEGREE-00'-00" WEST, 25.50 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 19.35 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 24.74 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 28.49 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 1.03 FEET; THENCE SOUTH 90 DEGREE-00'-00" EAST, 0.86 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 71.97 FEET; THENCE NORTH 90 DEGREE-00'-00" WEST, 0.76 FEET; THENCE NORTH 00 DEGREE-00'-00" EAST, 1.02 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPTING FROM THE AB

