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2316022021

Doc# 2316022021 Fee \$63.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 10:55 AM PG: 1 OF 7

Prepared by, and
after recording return to:

Troutman Pepper Hamilton Sanders LLP
401 9th Street, NW, Suite 1000
Washington, DC 20004
Attn: Blair Schiff, Esq.

NOTICE OF COMMENCEMENT

State of Illinois
County of Cook County

The undersigned hereby gives notice that improvements will be made to certain real property, and the following information, is provided in this Notice of Commencement:

1. Real Estate: See Exhibit A attached hereto.

STREET ADDRESS: 6718 South East End Avenue,
Chicago, Illinois 60649

2. Contracting Owner:

a. Name: SOUTH SHORE IL PRESERVATION, L.P.

b. Address: 423 West 55th Street, New York, New York
10019

c. Interest in property: FEE SIMPLE

3. Titleholder: Same as Contracting Owner.

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4. Contractor:

- a. Name: LR CONTRACTING COMPANY, LLC
- b. Address: 30 Hudson Yards, 72nd Floor, New York, NY 10001-2170

5. Surety:

- a. Name: ARCH INSURANCE COMPANY
- b. Address: Three Parkway, Suite 1500, Philadelphia, PA 19102

Lender:

- a. Name: WELLS FARGO BANK, NATIONAL ASSOCIATION
- b. Address: 1751 Pinnacle Drive, 7th Floor, McLean, Virginia 22102

IF A CONSTRUCTION LIEN IS RECORDED AGAINST ANY IMPROVEMENT COVERED BY THIS NOTICE OF COMMENCEMENT THE LIEN WILL HAVE PRIORITY FROM THE TIME THIS NOTICE OF COMMENCEMENT IS RECORDED.

The duration of this Notice of Commencement is (not less than six months) 18 months.

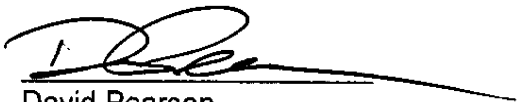
This Notice of Commencement is limited to construction of a 446 unit multi-family apartment complex.

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CONTRACTING OWNER:

SOUTH SHORE IL PRESERVATION,
L.P., a New York limited partnership

By: SOUTH SHORE IL
PRESERVATION GP, LLC,
a New York limited liability
company,
Its General Partner


By: 
David Pearson
Vice President

State of New York

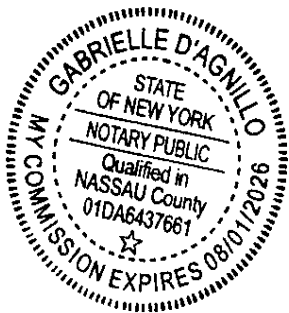
County of New York

The foregoing instrument was subscribed and sworn before me this 8th day of May, 2023 by David Pearson, the Vice President of SOUTH SHORE IL PRESERVATION GP, LLC, a New York limited liability company, the General Partner of SOUTH SHORE IL PRESERVATION, L.P., a New York limited partnership, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal.



Notary Public
My commission expires: 8/1/24



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Project Name: South Shore Apartments
HUD Project Number: 071-35961

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 6 TO 9, INCLUSIVE AND THE WEST 1/2 OF LOT 5 IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8 AND 9 AND THE WEST 18.00 FEET OF LOT 7 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 4, 5, 6 AND THE WEST 12.00 FEET OF LOT 3 AND THE EAST 12.00 FEET OF LOT 7 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6 TO 9, INCLUSIVE AND THE WEST 1/2 OF LOT 5 IN BLOCK 1 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 TO 4, INCLUSIVE AND THE EAST 1/2 OF LOT 5 IN BLOCK 1 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 27 TO 30, INCLUSIVE IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 25 AND 26 IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 23 AND 24 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

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Project Name: South Shore Apartments
HUD Project Number: 071-35961

LOTS 25 AND 26 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

LOTS 23 AND 24 IN BLOCK 1 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

LOTS 1 AND 2 IN BLOCK 5 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 12:

LOTS 39 AND 40 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 13:

LOTS 1 AND 2 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 14:

LOTS 37 TO 40, INCLUSIVE IN BLOCK 8 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 15:

LOTS 21, 22 AND 23 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 16:

LOTS 29 AND 30 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 17:

LOTS 14, 15, 16 AND THE NORTH 3.00 FEET OF LOT 17 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Project Name: South Shore Apartments
HUD Project Number: 071-35961

PARCEL 18:

LOTS 19 AND 20 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 19:

LOTS 1, 2, 3 AND 4 AND THE EAST 1/2 OF LOT 5 IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 20:

LOTS 36 AND 37 IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 21 (formerly Parcel 25):

LOTS 24 AND 25 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 22 (formerly Parcel 26):

LOTS 38 IN BLOCK 3 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 23 (formerly Parcel 27):

LOT 17 AND 18 IN BLOCK 6 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 24 (formerly Parcel 29):

LOTS 2, 3 AND 4 IN BLOCK 3 IN DICKEY AND BAKER' S SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 25 (formerly Parcel 31):

LOT 31 AND THE SOUTH 20.00 FEET OF LOT 32 IN BLOCK 2 OF SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s):

Parcel 1:	20-24-301-001-0000	Parcel 2:	20-24-302-001-0000
Parcel 3:	20-24-302-002-0000	Parcel 4:	20-24-303-001-0000
Parcel 5:	20-24-303-002-0000	Parcel 6:	20-24-301-017-0000
Parcel 7:	20-24-301-018-0000	Parcel 8:	20-24-302-012-0000
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Parcel 19:	20-24-301-002-0000	Parcel 20:	20-24-301-014-0000
Parcel 21:	20-24-309-011-0000	Parcel 22:	20-24-301-013-0000
Parcel 23:	20-24-309-023-0000	Parcel 24:	20-24-316-016-0000
Parcel 25:	20-24-302-017-0000		

Common Address(es):

Parcel 1:	1627-1641 E. 67th Street, Chicago, IL 60649
Parcel 2:	1703-1705 E. 67th Street and 6701-6709 S. East End Avenue, Chicago, IL 60649
Parcel 3:	1707-1721 E. 67th Street, Chicago, IL 60649
Parcel 4:	1733-1745 E. 67th Street and 6711 S. Ridgeland Avenue, Chicago, IL 60649
Parcel 5:	1747-1757 E. 67th Street and 6708 S. Cregier Avenue, Chicago, IL 60649
Parcel 6:	6742-6752 S. East End Avenue, Chicago, IL 60649
Parcel 7:	1646-1650 E. 68th Street and 6754-6756 S. East End Avenue, Chicago, IL 60649
Parcel 8:	1708-1710 E. 68th Street and 6755-6757 S. East End Avenue, Chicago, IL 60649
Parcel 9:	1714-1716 E. 68th Street and 6754-6756 S. Ridgeland Avenue, Chicago, IL 60649
Parcel 10:	1740-1744 E. 68th Street and 6755-6757 S. Ridgeland Avenue, Chicago, IL 60649
Parcel 11:	6800-6802 S. Cornell Avenue, Chicago, IL 60649
Parcel 12:	1639-1641 E. 68th Street and 6801-6803 S. Cornell Avenue, Chicago, IL 60649
Parcel 13:	1645-1647 E. 68th Street and 6800-6803 S. East End Avenue, Chicago, IL 60649
Parcel 14:	1743-1745 E. 68th Street and 6801-6811 S. Ridgeland Avenue, Chicago, IL 60649
Parcel 15:	1634-1642 E. 69th Street and 6853-6855 S. Cornell Avenue, Chicago, IL 60649
Parcel 16:	6742 S. Ridgeland Avenue, Chicago, IL 60649
Parcel 17:	6727-6733 S. East End Avenue, Chicago, IL 60649
Parcel 18:	1646-1650 E. 69th Street and 6854-6856 S. East End Avenue, Chicago, IL 60649
Parcel 19:	1643-1657 E. 67th Street and 6708 S. East End Avenue, Chicago, IL 60649
Parcel 20:	6720 S. East End Avenue, Chicago, IL 60649
Parcel 21:	6847 S. Cornell Avenue, Chicago, IL 60649
Parcel 22:	6718 S. East End Avenue, Chicago, IL 60649
Parcel 23:	6848 S. East End Avenue, Chicago, IL 60649
Parcel 24:	1621-1627 E. 69th Street and 6904-6910 S. Cornell Avenue, Chicago, IL 60649
Parcel 25:	6736 S. Ridgeland Avenue, Chicago, IL 60649