

# UNOFFICIAL COPY



Doc# 2324306146 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2023 01:50 PM PG: 1 OF 5

## RELEASE OF LIS PENDENS

To be Recorded in the  
Office of the  
Cook County Clerk

*This document prepared by  
and to be returned to:*

Dean M. Victor  
Foley & Lardner LLP  
321 North Clark Street, Suite 3000  
Chicago, Illinois 60654-4762

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

CITY OF CHICAGO, a municipal corporation, )

Plaintiff )

v. )

Case Number: 18M1401785

NEA CMP CHICAGO BUSINESS CENTER, LLC )  
C/O JEFFREY A ZALUDA )

WILMINGTON TRUST, N.A., A/T/F MORGAN )  
STANLEY BANK OF AMERICA MERRILL )  
LYNCH )

Unknown owners and non-record claimants )

Defendants )

### RELEASE OF LIS PENDENS NOTICE

I, the undersigned, certify that the above-named plaintiff in the above captioned litigation in the Circuit Court of Cook County, Illinois, Municipal Department, First District, Case No. 18M1401785, is releasing LIS PENDENS NOTICE, recorded with Cook County Recorder of Deeds on June 12, 2018, as Document No. 1816342112, affecting the following real estate located in Cook County, Illinois:

# UNOFFICIAL COPY

## TRACT 1:

THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH. THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, 526.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ON AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE NORTH LINE OF 35TH STREET, A DISTANCE OF 372.53 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 4.40 FEET; THENCE ON AN AZIMUTH OF 00 DEGREE, 01 MINUTE, 00 SECONDS, A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, ALONG SAID CENTERLINE AND FOUNDATION WALL, AND SAID CENTERLINE EXTENDED EAST, A DISTANCE OF 354.30 FEET TO A POINT, WHICH BEARS AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECOND FROM THE POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 180 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO THE POINT OF BEGINNING.

## TRACT 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1990 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION ON THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, A DISTANCE OF 526.77 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO A POINT ON THE EASTERLY

# UNOFFICIAL COPY

EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL FOR A POINT OF BEGINNING; THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 386.74 FEET; THENCE ON AN AZIMUTH OF 23 DEGREES, 21 MINUTES, 52 SECONDS, A DISTANCE OF 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES, 28 MINUTES, 17 SECONDS, A DISTANCE OF 83.74 FEET; THENCE ON AN AZIMUTH OF 339 DEGREES, 14 MINUTES, 27 SECONDS, A DISTANCE OF 46.06 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES, 15 MINUTES, 58 SECONDS, A DISTANCE OF 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES, 28 MINUTES, 35 SECONDS, A DISTANCE OF 95.17 FEET; THENCE ON AN AZIMUTH OF 49 DEGREES, 47 MINUTES, 23 SECONDS, 33.91 FEET; THENCE ON AN AZIMUTH OF 36 DEGREES, 15 MINUTES, 07 SECONDS, A DISTANCE OF 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE ON AN AZIMUTH OF 248 DEGREES, 27 MINUTES, 00 SECONDS ALONG SAID SOUTHERLY LINE, A DISTANCE OF 976.31 FEET TO THE NORTHEAST CORNER OF LOT 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 1957 AS DOCUMENT 16966716; THENCE SOUTH THROUGH THE FOLLOWING TEN (10) COURSES ALONG THE EAST LINES OF SAID CAMPBELL SOUP COMPANY'S SUBDIVISION: THENCE ON AN AZIMUTH OF 214 DEGREES, 13 MINUTES, 38 SECONDS, A DISTANCE OF 165.36 FEET; THENCE ON AN AZIMUTH OF 179 DEGREES, 59 MINUTES, 58 SECONDS, A DISTANCE OF 311.98 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES, 56 MINUTES, 10 SECONDS, A DISTANCE OF 18.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 94.00 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 23.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 106.00 FEET; THENCE ON AN AZIMUTH OF 236 DEGREES, 06 MINUTES, 50 SECONDS, A DISTANCE OF 49.39 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES 00 SECONDS, A DISTANCE OF 127.65 FEET; THENCE ON AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 3.95 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 125.00 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID; THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 227.45 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 4.40 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS ALONG SAID CENTERLINE AND FOUNDATION WALL, AND SAID CENTERLINE EXTENDED EAST, A DISTANCE OF 354.30 FEET TO THE POINT OF BEGINNING.

# UNOFFICIAL COPY

TRACT 3:

LOTS 2 AND 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT 16966716, IN COOK COUNTY, ILLINOIS.

TRACT 4:

TOGETHER WITH THE TERMS AND PROVISIONS OF THAT EASEMENT AGREEMENT SET FORTH AS DOCUMENT NO. 93280727, IN COOK COUNTY, ILLINOIS.

TRACT 5:

NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS A STRIP OF LAND REFERRED TO AS EASEMENT #5 AS SET FORTH AND DEPICTED IN THAT DECLARATION OF EASEMENTS FOR INGRESS, EGRESS AND ACCESS RECORDED AS DOCUMENT NO. 93280729, IN COOK COUNTY, ILLINOIS.

TRACT 6:

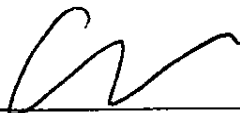
TOGETHER WITH THE RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND, AS RECITED IN EASEMENT FOR USE OF RAILROAD TRACKS SET FORTH AS DOCUMENT NO. 93280728, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2600 West 35<sup>th</sup> Street, Chicago, Illinois

Property Index Number(s): 16-36-200-031-0000, 16-36-200-033-0000, 16-36-200-048-0000, 16-36-201-032-0000, 16-36-201-034-0000 and 16-36-201-035-0000.

That said lis pendens has been released and any right, title interest, claim or demand whatsoever that the CITY OF CHICAGO may have acquired in, through or by said lis pendens is hereby released pursuant to the dismissal of this action on June 29, 2023.

Dated: August 15, 2023




---

Greg Janes  
 Assistant Corporation Counsel  
 Attorney for Plaintiff  
 2 North LaSalle Street, Suite 320  
 Chicago, Illinois 60602  
 Attorney No. 90909  
 (312) 744-8791

UNOFFICIAL COPY

**AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES**

**REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013**

I Juanita Sullivan, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Release of Lis Pendens

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

City of Chicago

(print name(s) of executor/grantor)

NEA CMP Chicago Business Center, LLC; Wilmington Trust, N.A.,  
A/T/F Morgan Stanley Bank of America Merrill Lynch Trust  
2017-C33: Unknown Owners and Non-Record Claimants

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Paralegal

(print your relationship to the document(s) on the above line)

**OATH REGARDING ORIGINAL**

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Juanita Sullivan  
Affiant's Signature Above

August 29, 2023

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

August 29, 2023

Date Document Subscribed & Sworn Before Me

Heidi J. Van Howe  
Signature of Notary Public

OFFICIAL SEAL  
HEIDI J. VAN HOWE  
Notary Public - State of Illinois  
My Commission Expires 10/06/2026

**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.