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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/17/2024 01:12 PM PG: 1 OF 3

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#90909 (Zoning)

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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

GI Magnolia Property, LLC; BBPS LLC, and Unknown Owners and Non-Record Claimants,

Defendants.

No.

23M1 401853

Re: 1401 N. Magnolia Ave.

Courtroom 1107

Court date: 2/29/2024

LIS PENDENS NOTICE

As an attorney for the City of Chicago, I certify that:

- 1) The above-captioned complaint was filed with the Clerk of the Circuit Court of Cook County on 27/12/23, and is presently pending, and
- 2) The City of Chicago's complaint alleges violations of the City of Chicago Municipal Code at 1401 N. Magnolia Ave., Chicago, Illinois, legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Numbers: 17-05-114-001-0000; 17-05-114-002-0000; 17-05-114-003-0000; 17-05-114-004-0000; 17-05-114-005-0000

By:

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LIST OF DEFENDANTS/SERVICE LIST

1401 N. Magnolia Ave.

GI Magnolia Property, LLC
c/o CT Corporation System
208 S. LaSalle St., Suite 814
Chicago, IL 60604

BBPS LLC
c/o Phil Lee
170 W. Washington St.
Chicago, IL 60602

Unknown Owners and Non-Record Claimants

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

UNOFFICIAL COPYEXHIBIT A

LEGAL DESCRIPTION - MAGNOLIA

PARCEL 1:

LOTS 3, 4 AND 5 IN THE RESUBDIVISION OF THAT PART OF BLOCK 28 IN ELSTON ADDITION TO CHICAGO LYING NORTH OF THE NORTH LINE OF THE SOUTH 5 FEET OF LOT 5 IN SAID BLOCK 28 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 AND THE ACCRETIONS THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN THE SUBDIVISION OF ALL THAT PART OF BLOCK 28 LYING NORTH LINE OF SOUTH 5 FEET OF LOT 5 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 1 AND THE ACCRETION THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 8, 1961 IN GALLOWAY AND POPULORUM'S SUBDIVISION OF THE SOUTH 5 FEET OF LOT 5 AND ALL OF LOTS 6 TO 10 INCLUSIVE AND THE NORTH 20 FEET OF LOT 11 IN BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 2 AND THE ACCRETIONS THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN GOLLOWAY AND POPULORUM'S SUBDIVISION OF BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 30 FEET OF LOT 11 AND ALL OF LOTS 12 AND 13 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.