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Doc# 2402528093 Fee \$81.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 02:37 PM PG: 1 OF 4

This space reserved for the Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

CLA COMM MAJOR LLC,

et al.,
Defendant(s).

No: 16 M1 401140

Re: 1819 N MAJOR AVE

Courtroom 1107, Richard J. Daley Center

AGREED ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT this cause is dismissed pursuant to the following:

1. Defendant(s) WHITECAP LOFTS LLC (appearance filed 1-11-16) and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the entire premises of 1819 N. MAJOR AVENUE, CHICAGO, IL until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition, including maintaining the fencing barrier at the west sidewalk, while it remains subject to this injunction.
2. The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.
4. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this injunction.

[X] Ext. Wall: Inspected 9-26-23 – vacant and secure; no D&H

Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying enforcement or appeal.

HEARING DATE: October 31, 2023

By: [Signature]
Amanda Wyzykowski, Assistant Corporation Counsel
Attorney for Plaintiff
Corporation Counsel #90909
2 N. LaSalle St., Ste. 320
Chicago, IL 60602 (312)744-8791
Amanda.wyzykowski@cityofchicago.org

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INTJ

Judge Lisa A. Marino
OCT 31 2023
Circuit Court - 2023
[Signature]
Judge Marino Courtroom 1107

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EXHIBIT "A"

LEGAL DESCRIPTION

That part of Lots 1 and 2 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue), said point being 41.0 feet South of the North line of said Lot 2; thence South 89 degrees 44 minutes 54 seconds East (assumed bearing), parallel with the North line of said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 128.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence North 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds West, 129.52 feet for a place of beginning; thence South 0 degrees 12 minutes 18 seconds West, 41.76 feet; thence North 89 degrees 54 minutes 03 seconds East, 98.42 feet; thence South 0 degrees 05 minutes 57 seconds East, 153.53 feet; thence North 89 degrees 42 minutes 00 seconds West, 147.10 feet; thence South 0 degrees 05 minutes 57 seconds East, 156.05 feet to a point on a line 165.78 feet North of the South line of said Lot 1; thence North 89 degrees 42 minutes 47 seconds West, 87.77 feet to a point on the East line of an easement for a private street per Document No. 13682555; thence North 0 degrees 09 minutes 29 seconds West, along said East line, 326.18 feet; thence North 89 degrees 50 minutes 31 seconds East, 0.86 feet; thence North 0 degrees 05 minutes 57 seconds West, 23.73 feet; thence North 89 degrees 54 minutes 03 seconds East, 126.15 feet to the place of beginning, in Cook County, Illinois.

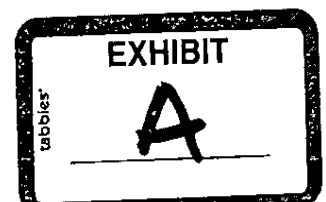
Parcel 2:

Non-exclusive easement for the benefit of Fee Simple Economy 1 Parcel for private street 50 feet in width, commonly known as North Major Avenue, as set forth in deeds recorded as Documents No. 12417835, 13655073, 13933934 and, particularly, 16716054, which said private street extends over the premises described as follows:

A strip of land 50 feet wide in said Lot 2 of Keeney Industrial District, the center line of said 50 foot strip commencing at a point in a line 932.24 feet East of the and parallel to the West line of Lots 3 and 4 in said Keeney Industrial District, which said point is 643.07 feet North of the South line of said Lot 2 and running thence South along said parallel line 643.07 feet, more or less, to the South line of said Lot 2, and connects with Bloomingdale Avenue.

Parcel 3:

That part of Lots 1 and 2 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:



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Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue), said point being 41.0 feet South of the North line of said Lot 2; thence South 89 degrees 44 minutes 54 seconds East (assumed bearing), parallel with the North line of said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence North 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds West, 129.52 feet; thence South 0 degrees 12 minutes 19 seconds West, 41.96 feet; thence North 89 degrees 54 minutes 03 seconds East, 98.42 feet; thence South 0 degrees 05 minutes 57 seconds East, 153.53 feet; thence North 89 degrees 42 minutes 00 seconds West, 147.10 feet for a point of beginning; thence South 89 degrees 42 minutes 00 seconds East, 492.25 feet to a point on the East line of said Lot 1; thence South 0 degrees 14 minutes 59 seconds East along the East line of said Lot 1, 155.94 feet to a point that is 165.78 feet North of the South line of said Lot 1; thence North 89 degrees 42 minutes 47 seconds West, parallel with the South line of said Lot 1, 492.64 feet; thence North 0 degrees 05 minutes 57 seconds West, 156.05 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Sprinkler Easement:

Non-exclusive easement for the benefit of Economy 1 Parcel and Economy 2 Parcel for maintenance, operation and improvement of the Sprinkler/Fire Attenuation System as created by the Sprinkler Maintenance Agreement between Kolmar/Goldstein Family Limited Partnership and 1819 N. major LLC recorded September 29, 2006 as Document No. 0527231087 and the amendment thereto with P & E Commercial Properties, LLC, recorded August 15, 2007 as Document No. 0722722028 and the second amendment thereto with Economy, Inc. recorded September 7, 2007 as Document No. 0725031049.

Parcel 5:

Economy Parking Area:

That part of Lots 2 and 3 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue) said point being 41.0 feet South of the North line of said Lot 2; thence South 0 degrees 13 minutes 46 seconds West, 13.45 feet; thence North 89 degrees 44 minutes 26 seconds West, 353.12 feet for a point of beginning; thence South 0 degrees 16 minutes 55 seconds West, 16.0 feet; thence South 89 degrees 43 minutes 05 seconds East, 230.25 feet; thence South 0 degrees 16 minutes 55 seconds West, 113.01 feet; thence North 89 degrees 43 minutes 18 seconds West, 250.52 feet; thence North 75 degrees 08 minutes 25 seconds West, 64.38 feet; thence North 69 degrees 45 minutes 08 seconds West, 82.52 feet; thence South 51 degrees 40 minutes 28 seconds West, 34.93 feet; thence northwesterly along a curve to the right, having a radius of 485.52 feet, an arc length of 89.41 feet; thence North 41 degrees 03 minutes 20 seconds East, 34.0 feet; thence North 5 degrees 29 minutes 04 seconds East, 16.39 feet; thence South 89 degrees 44 minutes 26 seconds East, 225.71 feet to the point of beginning, in Cook County, Illinois.



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Excepting therefrom Parcel 5 that part of the land conveyed to Kolmar/Goldstein Family Limited Partnership by Quit Claim Deed recorded March 17, 2009 as document no. 0907629025.

Parcel 6:

Easement for access from Parcel 1 and Parcel 3 to Parcel 5 as created by Easement Agreement between Kolmar/Goldstein Family Limited Partnership and Economy, Inc. recorded September 7, 2007 as Document No. 0725031050.

Note: For informational purposes only, the land is known as:

1819 North Major Avenue
Chicago, IL

Property of Cook County Clerk's Office

