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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION

SHULA DEVELOPMENT CORP., )

Plaintiff, )

v. )

HIFFMAN SHAFFER ANDERSON, INC., )  
THE THROOP STREET LIMITED )  
PARTNERSHIP, DOES A and B, )  
individually and as general )  
partners of The Throop Street )  
Limited Partnership, )

Defendants. )

No. 88 CH 5987  
Judge Curry

### LIS PENDENS NOTICE

Notice, on July 19, 1988, the following Lis Pendens Notice was filed:

TITLE OF CAUSE: Shula Development Corp. v. Hiffman Shaffer Anderson, Inc., et al., 88 CH 5987

REAL ESTATE: A portion of certain real estate commonly known as 1232 West North Avenue, Chicago, Illinois.

LEGAL DESCRIPTION: See Exhibit "A", annexed hereto and made a part hereof.

STATEMENT OF INTEREST CLAIMED: By the filing of this Lis Pendens Notice, Shula Development Corporation intends to give notice only of its equitable claim to entitlement to that interest, if any, now or hereafter possessed or claimed in and to the real estate described in Exhibit "A" hereto, or any portion thereof, by the following persons or entities, or any person or entity acting as an agent, nominee or representative of the following persons or entities: Hiffman Shaffer Anderson, Inc., and each and every of

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its officers, employees, shareholders, or agents; and The Throop Street Limited Partnership, and any general or limited partner thereof, including without limitation Dennis Hiffman, Jack Shaffer, Daniel Anderson and Thomas Collins.

SHULA DEVELOPMENT CORP.

By: Robert J. Peters  
One of its attorneys

EPTON, MULLIN & BRUTH, LTD.  
By: Robert J. Peters  
LeAnn Pedersen Pope  
140 South Dearborn Street  
Chicago, Illinois 60603  
(312) 984-1000  
I.D. #90266

DEPT-01 RECORDING \$21.00  
T#2222 TRAN 0940 07/19/88 15:51:00  
#5718 # B \*--08-318179  
COOK COUNTY RECORDER

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

##### Sub-Parcel 1"A":

LOTS 27 AND 51 IN CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCK 17 IN SHEFFIELDS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO MAP RECORDED OCTOBER 22, 1856 IN BOOK 125 OF MAPS, PAGES 37 AND 38 IN COOK COUNTY, ILLINOIS

##### Sub-Parcel 1"B":

ALL THAT PART OF VACATED MC HENRY STREET NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 27 AND 51 AND THE NORTHEASTERLY LINE OF SAID LOT 27 PRODUCED SOUTHEASTERLY A DISTANCE OF 14.4 FEET; ALSO ALL THAT PART OF VACATED REDFIELD STREET NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF SAID LOT 27 AND THE NORTHWESTERLY LINE OF SAID LOT 27 PRODUCED NORTHEASTERLY 66 FEET; ALSO THAT PART OF THE 14.4 FOOT VACATED ALLEY RUNNING IN A NORTHEASTERLY DIRECTION, SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 27 AND NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF SAID LOT 51, ALL IN BLOCK 17 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

##### Sub-Parcel 2"A":

THE NORTHERLY 1/2 OF LOT 43 IN SUB-BLOCK 3 OF BLOCK 18 IN THE SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 5, 12, IN SAID BLOCK 21) AND BLOCKS 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) AND BLOCKS 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

##### Sub-Parcel 2"B":

THE SOUTHERLY 1/2 OF LOT 43 AND ALL OF LOTS 44, 45, 46, 47, 48, 49, 50, 53, 54, 55 AND 56 IN SUB-BLOCK 3 OF BLOCK 18 IN THE SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 5, 12 IN SAID BLOCK 21) AND BLOCKS 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) AND BLOCKS 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40

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STATE OF ILLINOIS  
COUNTY OF COOK

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Sub-Parcel 2"C":

ALL OF THE NWLY-SELY 18 FOOT VACATED ALLEY TOGETHER WITH ALL OF THE NELY-SWLY 16 FOOT VACATED ALLEY LYING NORTHWESTERLY OF THE NORTHWESTERLY LINES OF LOTS 51 TO 56, BOTH INCLUSIVE, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 49 AND 50, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOTS 44, 45, 48 AND 49 AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOTS 43, 46, 47 AND 50 (EXCEPTING THEREFROM THAT PART OF THE SOUTHEASTERLY 1/2 OF SAID 16 FOOT ALLEY LYING NORTHERLY OF AND ADJOINING LOT 51) IN SUB-BLOCK 3 OF BLOCK 18 IN THE SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 5, 12 IN SAID BLOCK 21) AND BLOCKS 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) AND BLOCKS 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Sub-Parcel 2"D":

LOTS 1 AND 2 IN SUB-BLOCK 3 OF BLOCK 18 IN THE SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 5, AND 12 IN SAID BLOCK 21) AND BLOCKS 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) AND BLOCKS 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Sub-Parcel 2"E":

LOTS 3, 4, 5 AND 6 IN SUB-BLOCK 3 IN BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF SAID LOTS 3 AND 4 DESCRIBED AS FOLLOWS: A STRIP OF LAND 20 FEET IN WIDTH BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOTS 3 AND 4, 51.32 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG A CURVED LINE CONVEX TO THE NORTH AND HAVING A RADIUS OF 543.56 FEET A DISTANCE OF 53.98 FEET TO A POINT ON THE EAST STREET LINE OF LOT 3, 16.39 FEET SOUTH OF THE NORTH EAST CORNER THEREOF BEING THE TERMINUS OF THE CENTER LINE HEREIN DESCRIBED IN COOK COUNTY, ILLINOIS.

Sub-Parcel 2"F":

A STRIP OF LAND 20 FEET IN WIDTH BEING 10 ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT A POINT ON THE NORTHERLY LINE OF LOTS 3 AND 4, 51.32 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG A CURVED LINE CONVEX TO THE NORTH AND HAVING A RADIUS OF 543.56 FEET A DISTANCE OF 53.98 FEET TO A POINT ON THE EAST STREET LINE OF LOT 3, 16.39 FEET SOUTH OF THE NORTH EAST CORNER THEREOF BEING THE TERMINUS OF



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THE CENTER LINE HEREIN DESCRIBED IN SUB-BLOCK 3 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

Sub-Parcel 3"A":

BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO BEING A PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM: ALL THAT PART OF BLOCK 1 OF ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE DRAWN THROUGH THE NORTH WEST CORNER OF LOT 29 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 OF SHEFFIELD'S ADDITION TO CHICAGO, MAKING AN ANGLE OF 27 DEGREES 22 MINUTES TO NORTH EAST FROM THE NORTH LINE OF SAID LOT 29 AND SAID LINE PRODUCED SOUTHWESTERLY AND WESTERLY OF THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AND EASTERLY OF THE EASTERLY LINE OF VACATED 20 FOOT ALLEY LYING WESTERLY OF LOTS 23 TO 28 INCLUSIVE IN SAID BLOCK 2 NOW A PART OF BLOCK 1 OF THE ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO AND THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTHWORKS ADDITION TO CHICAGO, BEING A PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF WEST WILLOW STREET AND THE WESTERLY LINE OF BLOCK 1, AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID STREET, 46.45 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 1, 80 FEET TO A LINE THAT IS 80 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF WEST WILLOW STREET, EXTENDED EAST; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHERLY AND WESTERLY ALONG SAID DOCK LINE, TO THE NORTHWESTERLY CORNER OF SAID BLOCK 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING AND THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID BLOCK 1, BEING ALSO THE EAST LINE OF NORTH THROOP STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, 173.20 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 57 MINUTES 46 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM WEST TO NORTH, A DISTANCE OF 299.68 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 58 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED FROM SOUTH TO WEST, A DISTANCE OF 130.99 FEET; TO THE WESTERLY LINE OF SAID BLOCK 1, BEING ALSO THE EAST LINE OF NORTH THROOP STREET; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID BLOCK 1, SAID WESTERLY LINE FORMING AN ANGLE OF 102 DEGREES 44 MINUTES 37 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM EAST TO SOUTH, A DISTANCE OF 266.37 FEET TO THE POINT OF BEGINNING, AND THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 1, BEING ALSO THE EAST

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LINE OF NORTH THROOP STREET, 266.37 FEET NORTH OF THE SOUTH WEST CORNER OF SAID BLOCK 1 (THE EAST LINE OF NORTH THROOP STREET, SOUTH OF THE ANGLE POINT THEREIN, BEING ASSUMED AS ON BEARING DUE NORTH AND SOUTH); THENCE 77 DEGREES 15 MINUTES 23 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE NORTH 50 DEGREES 02 MINUTES WEST, A DISTANCE OF 17.70 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.92 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE DUE SOUTH ALONG SAID WEST LINE, 14.44 FEET TO THE POINT OF BEGINNING)

Sub -Parcel 3"B":

ALL THAT PART OF VACATED MAGNOLIA AVENUE (FORMERLY FLEETWOOD STREET) LYING WITHIN BLOCK 2 IN SUBDIVISION OF BLOCK 18 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF AND ADJOINING A LINE DRAWN THROUGH THE NORTHWESTERLY CORNER OF LOT 29 IN SAID BLOCK 2 MAKING AN ANGLE OF 27 DEGREES 22 MINUTES TO THE NORTH EAST FROM THE NORTH LINE OF SAID LOT 29, LYING EASTERLY OF AND ADJOINING THE EASTERLY LINE OF BLOCK 1 (SAID LINE BEING IDENTICAL WITH THE WESTERLY LINE OF MAGNOLIA AVENUE, FORMERLY FLEETWOOD STREET) IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO BEING A PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF SAID LOT 29 (SAID LINE BEING IDENTICAL WITH THE EASTERLY LINE OF MAGNOLIA AVENUE, FORMERLY FLEETWOOD STREET), LYING SOUTHERLY OF AND ADJOINING THE NORTHERLY LINE OF SAID LOT 29 (SAID LINE BEING IDENTICAL WITH THE SOUTHERLY LINE OF SAID BLOCK 1) PRODUCED WEST TO THE SAID EASTERLY LINE OF SAID BLOCK 1

Sub -Parcel 3"C":

ALL THAT PART OF BLOCK 1 OF ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE DRAWN THROUGH THE NORTH WEST CORNER OF LOT 29 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 OF SHEFFIELDS ADDITION TO CHICAGO, MAKING AN ANGLE OF 27 DEGREES 22 MINUTES TO NORTH EAST FROM THE NORTH LINE OF SAID LOT 29 AND SAID LINE PRODUCED SOUTHWESTERLY AND WESTERLY OF THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AND EASTERLY OF THE EASTERLY LINE OF VACATED 20 FOOT ALLEY LYING WESTERLY OF LOTS 23 TO 28 INCLUSIVE IN SAID BLOCK 2 NOW A PART OF BLOCK 1 OF THE ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS

Sub -Parcel 3"D":

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID BLOCK 1, BEING ALSO THE EAST LINE OF NORTH THROOP STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, 173.20 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 57 MINUTES 46 SECONDS

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WITH THE LAST DESCRIBED LINE, MEASURED FROM WEST TO NORTH, A DISTANCE OF 299.68 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 58 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED FROM SOUTH TO WEST, A DISTANCE OF 130.99 FEET TO THE WESTERLY LINE OF SAID BLOCK 1, BEING ALSO THE EAST LINE OF NORTH THROOP STREET; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID BLOCK 1, SAID WESTERLY LINE FORMING AN ANGLE OF 102 DEGREES 44 MINUTES 37 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM EAST TO SOUTH, A DISTANCE OF 266.37 FEET TO THE POINT OF BEGINNING, AND THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 1, BEING THE EAST LINE OF NORTH THROOP STREET, 266.37 FEET NORTH OF THE SOUTH WEST CORNER OF SAID BLOCK 1 (THE EAST LINE OF NORTH THROOP STREET, SOUTH OF THE ANGLE POINT THEREIN, BEING ASSUMED AS ON BEARING DUE NORTH AND SOUTH); THENCE NORTH 77 DEGREES 15 MINUTES 23 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE 50 DEGREES 2 MINUTES WEST, A DISTANCE OF 17.70 FEET; THENCE 77 DEGREES 15 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.92 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE DUE SOUTH ALONG SAID WEST LINE, 14.44 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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