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US FEEDERS NOTICE

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

CITY OF CHICAGO
A Municipal Corporation

Plaintiff,

AMERICAN NATIONAL BANK AND TRUST CO.
TRUST #106885-05
33 N. LA SALLE ST.
CHICAGO, IL 60602

\$1.60

MODERN COPY CORP
RON WHITE, PRES.
2242 S. GROVE
CHICAGO, IL 60616

Defendant(s)

Official Business
City of Chicago

NO. 89M1-401695

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court

on the _____ day of _____

for Fire Ordinance Violation and is now pending in said Court and that the
(Kind of Action)

property affected by said cause is located at the following address:

2242 S. GROVE

and described as follows: Lots 4 to 15 and S part Lot 3

SEE LEGAL ATTACHED

Signature Judson Miner
Corporation Counsel
City of Chicago

William E. Grady
Assistant Corporation Counsel

Room 610, City Hall
Chicago, Illinois 60622

— OR —

Deposit in Box No. _____

Recorder's Office

17-28-103-009
1989 APR 21 PM 12:04
CHICAGO COUNTY CLERK'S OFFICE

COOK COUNTY, ILLINOIS
APR 25 11:29:07
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Property of Cook County Clerk's Office

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DECEMBER

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PARCEL '1':

PART OF LOTS 8, 9, 10, 11 AND 12 AND VACATED ALLEY BETWEEN LOTS 8 AND 9 IN BLOCK 4, SOUTH BRANCH ADDITION, SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 8, BLOCK 4 OF SAID SOUTH BRANCH ADDITION, A DISTANCE OF 15.00 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING THE SOUTHWEST CORNER OF THAT REAL ESTATE CONVEYED BY WILLIAM V. WHELLOCK AND V. G. BIED, RECEIVERS OF THE CHICAGO AND ALTON RAILROAD COMPANY, AN EARLY PREDECESSOR OF GRANTOR, TO CUNEO PRINTING INDUSTRIES, INC. BY DEED DATED JUNE 16, 1928;

THENCE SOUTHEASTERLY, ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 29 MINUTES IN THE SOUTHEAST QUADRANT OF THE INTERSECTION WITH SAID NORTHWESTERLY LINE OF LOT 8, BEING ALONG THE SOUTHWESTERLY LINE OF SAID CUNEO PROPERTY AND ITS PROLONGATION SOUTHEASTERLY, A DISTANCE OF 36.00 FEET, MORE OR LESS, TO THE NORTHWESTERLY FACE OF GRANTOR'S EXISTING KETLANDS HALL;

THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY FACE, A DISTANCE OF 123.00 FEET, MORE OR LESS, TO A LINE THAT LIES PARALLEL TO AND 11.00 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF GRANTOR'S SOUTHWARD MAIN TRACK (FORMER GULF, MOBILE AND OHIO RAILROAD);

THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 121.00 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF LOT 12 OF SAID BLOCK 4, SOUTH BRANCH ADDITION;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF LOTS 12, 11, 10, 9 AND 8 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL '2':

A PIECE OR PARCEL OF LAND COMPRISING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7 AND THE NORTHEASTERLY 15.00 FEET OF LOT 8, ALL IN BLOCK 4 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF AND ADJACENT TO GROVE STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 4, AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GROVE STREET, 345.00 FEET;

THENCE SOUTHEASTERLY AT AN ANGLE WITH THE ABOVE DESCRIBED LINE IN THE NORTHEAST INTERSECTION OF 90 DEGREES 51 MINUTES 30.27 FEET;

THENCE NORTHEASTERLY AT AN ANGLE WITH THE ABOVE DESCRIBED LINE IN THE NORTHWESTERLY INTERSECTION OF 106 DEGREES 23 MINUTES 15.63 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 8 IN BLOCK 4, AFORESAID; SAID POINT BEING ON A LINE 25.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE TANGENT PORTION OF THE CENTER LINE OF CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK, SAID POINT BEING 34.81 FEET SOUTHEASTERLY MEASURED FROM THE SOUTHEASTERLY LINE OF GROVE STREET ALONG THE NORTHEASTERLY LINE OF SAID LOT 8;

THENCE NORTHEASTERLY PARALLEL WITH AND 25.00 FEET NORTHWESTERLY FROM THE TANGENT PORTION OF THE CENTERLINE OF THE CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK 359.25 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 IN BLOCK 4, AFORESAID, 92.26 FEET SOUTHEASTERLY FROM THE SOUTHEAST LINE OF GROVE STREET, MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 1;

THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 1, 92.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL '3':

LOTS 44 TO 56, BOTH INCLUSIVE, IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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PARCEL '4':

LOTS 42 AND 43 (EXCEPT THE NORTH 16 1/2 FEET OF SAID LOTS TAKEN FOR WIDENING 22ND STREET AND EXCEPT THE EAST 22 1/2 FEET OF SAID LOT 42 CONDENSED FOR EXTENSION OF SOUTH CANAL STREET) IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL '5':

A PARCEL OF LAND COMPRISED OF A PART OF EACH OF LOTS 10, 11, 12, 13, 14, 15, 16 AND 17 IN BLOCK 3 OF THE SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 14 AT A POINT WHICH IS 25.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 14, AND RUNNING;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 10, 11, 12, 13 AND 14 (BEING ALSO THE NORTHWESTERLY LINE OF GROVE STREET), A DISTANCE OF 490.80 FEET TO A POINT WHICH IS 316.17 FEET SOUTHERLY OF THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 IN SAID SOUTH BRANCH ADDITION TO CHICAGO, SAID POINT BEING AT THE SOUTHEAST CORNER OF AN EXISTING SEVEN STORY BRICK AND CONCRETE BUILDING;

THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF SAID BUILDING AND ALONG A WESTWARDLY EXTENSION OF SAID SOUTHERLY FACE, A DISTANCE OF 250.86 FEET, TO AN INTERSECTION OF SAID WESTWARDLY EXTENSION WITH THE EASTERLY LINE OF THE LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED DATED DECEMBER 20, 1904 AND REC'D AS DOCUMENT 3634733;

THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF THE AFORESAID LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, A DISTANCE OF 385.84 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 17;

THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 82.18 FEET;

THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE TO THE LEFT OF 83 DEGREES 44 MINUTES 00 SECONDS WITH SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 83.70 FEET;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 50.10 FEET;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 78.20 FEET TO ITS INTERSECTION WITH THE AFORESAID SOUTHWESTERLY LINE OF LOT 17;

THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 77.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17;

THENCE NORTHEASTWARDLY ALONG SAID SOUTHEASTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 99.59 FEET TO A POINT WHICH IS 80.00 FEET

SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF LOT 14, AFORESAID, AND THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL '6':

PART OF EACH OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 3 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY LINE OF GROVE STREET, AT A POINT WHICH IS 22.33 FEET NORTHERLY OF THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 IN SAID SOUTH BRANCH ADDITION TO CHICAGO, AND RUNNING;

THENCE SOUTHWARDLY ALONG THE NORTHWESTERLY LINE OF GROVE STREET, A DISTANCE OF 338.52 FEET TO A POINT AT THE SOUTHEAST CORNER OF AN EXISTING 7 STORY BRICK AND CONCRETE BUILDING;

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THENCE WESTWARDLY ALONG THE SOUTHERLY FACE OF SAID BUILDING AND ALONG A WESTWARDLY EXTENSION OF SAID SOUTHERLY FACE, A DISTANCE OF 230.84 FEET, TO THE INTERSECTION OF SAID WESTWARDLY EXTENSION WITH THE EASTERLY LINE OF THE LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED DATED DECEMBER 20, 1904 AND RECORDED AS DOCUMENT NO. 3434733;
THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY, A DISTANCE OF 215.98 FEET TO A DEFLECTION POINT IN SAID EASTERLY LINE;
THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE OF SANITARY DISTRICT OF CHICAGO PROPERTY, A DISTANCE OF 124.42 FEET, TO A POINT WHICH IS 24.35 FEET SOUTHERLY OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4;
THENCE EASTWARDLY ALONG A STRAIGHT LINE, PASSING THROUGH THE MOST SOUTHERLY POINT OF THE MOST SOUTHERLY PILASTER OF THE SOUTHERLY WALL OF THE GARAGE WAREHOUSE BUILDING NOW ON LOT 3, A DISTANCE OF 229.73 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

SUBJECT TO:

- (a) general real estate taxes and special assessments for the years 1986, 1987 and general real estate taxes and special assessments not due and payable as of the date of the closing hereof;
- (b) acts of Purchaser and those parties by, through or under Purchaser;
- (c) building lines, zoning laws, statutes and ordinances;
- (d) easements for public utilities;
- (e) title defects disclosed by the survey prepared by Chicago Guaranty Survey Company, Order No. 8711000, dated March 21, 1988; and
- (f) matters described in Exhibit B attached hereto and by this reference incorporated herein.

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RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CHICAGO RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.

(AFFECTS PARCELS 5 AND 6).

2. COVENANTS AND AGREEMENTS CONTAINED IN A CONTRACT BETWEEN CHICAGO AND ALTON RAILROAD COMPANY AND OWNERS WHEREBY THE PARTY OF THE SECOND PARTY AGREES NOT TO PLACE OR PERMIT ANY OBSTRUCTIONS WITHIN 6 FEET OF THE NEAREST RAIL OF ANY TRACK HEREIN DESCRIBED, NOR ANY OBSTRUCTION OR OBSTACLE ALONG OR ABOVE ANY OF SAID TRACKS AT A LESS HEIGHT THAN 22 FEET ABOVE THE TOP OF THE RAILS. IN CASE OF OVERHEAD WIRE CONSTRUCTION A CLEARANCE OF 25 FEET ABOVE THE TOP OF THE RAILS SHALL BE MAINTAINED AND THE PARTY OF THE SECOND PARTY AGREES TO EXERCISE THE GREATEST CARE IN THE USE OF THE TRACKS THEREIN DESCRIBED AND THE PREMISES AND STRUCTURES ADJACENT THEREIN TO AVOID ACCIDENT TO EMPLOYEES, AGENTS, PERSONS AND PROPERTY ABOUT THE SAME AND TO COMPLY WITH ALL OF THE RULES OF THE PARTIES OF THE FIRST PARTY RESPECTING THE USE OF SAID TRACKS AND THE LOADING OR UNLOADING OF CARS.

(AFFECTS PARCELS 4, 5 AND 6)

3. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS CONTAINED IN VARIOUS PERMITS FROM THE U.S. DEPARTMENT OF THE UNITED STATES AND FROM THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, THE DIVISION OF WATERWAYS, THE STATE OF ILLINOIS RELATING TO THE CONSTRUCTION OF DOCK FACILITIES ALONG THAT PART OF THE LAND CONTIGUOUS TO THE SOUTH BRANCH OF THE CHICAGO RIVER.

(AFFECTS PARCELS 5 AND 6).

4. IN AS MUCH OF EARLY CONVEYANCES IN THE CHAIN OF TITLE TO THE LAND WERE LIMITED ON THE EAST BANK OF THE CHICAGO RIVER, THIS COMMITMENT, AND OUR POLICY WHEN ISSUED, SHOULD NOT BE CONSTRUED AS INSURING ANY PART OF THE LAND WHICH MAY HAVE BEEN FORMED BY OTHER THAN NATURAL ACCRETIONS.

(AFFECTS PARCELS 5 AND 6).

5. RIGHT AND PRIVILEGE RESERVED IN THE WARRANTY DEED FROM THE FIRST NATIONAL BANK OF CHICAGO SUCCESSOR TO FIRST UNION TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT EXECUTED BY EMILIE J. HOYT AND WILLIAM M. HOYT DATED NOVEMBER 4, 1915 AND KNOWN AS TRUST NO. 7606 AND OTHERS TO THE CENEO PRESS INCORPORATED A CORPORATION OF ILLINOIS DATED JULY 25, 1947 AND RECORDED JULY 31, 1947 AS DOCUMENT NO. 14112901 TO USE THE SWITCH TRACKS THEN LOCATED ON LOT 4 AND THAT PART OF LOT 3 INCLUDED IN THE CAPTION HEREIN FOR INGRESS AND EGRESS TO AND FROM PREMISES NORTHEASTERLY AND ADJOINING.

(AFFECTS PARCEL 6)

6. PARTY WALL AGREEMENT CONTAINED IN THE WARRANTY DEED FROM THE FIRST NATIONAL BANK OF CHICAGO SUCCESSOR TO FIRST UNION TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT EXECUTED BY EMILIE J. HOYT AND WILLIAM M. HOYT DATED NOVEMBER 4, 1915 AND KNOWN AS TRUST NO. 7606 AND OTHERS TO THE CENEO PRESS INCORPORATED A CORPORATION OF ILLINOIS DATED JULY 25, 1947 AND RECORDED JULY 31, 1947 AS DOCUMENT NO. 14112901 PROVIDING THAT THE SOUTHERLY WALL OF THE GARAGE OR WAREHOUSE BUILDING LOCATED ON THAT PART OF LOT 3 LYING NORTHERLY OF THE NORTHEASTERLY LINE OF THAT PART OF LOT 3

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INCLUDED IN THE CAPTION HEREIN IS TO BE USED AS A PARTY WALL FOR SAID BUILDING AND FOR THE BUILDING LOCATED MAINLY ON LAND LYING SOUTH OF SAID LINE; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL 6)

7. AGREEMENT BY AND BETWEEN THE EXECUTORS AND TRUSTEES OF THE LAST WILL AND TESTAMENT OF WILLIAM B. OGDEN (DECEASED), THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY AND THE CHICAGO AND ALTON RAILROAD COMPANY DATED JANUARY 20, 1890 AND RECORDED FEBRUARY 26, 1890 AS DOCUMENT NO. 2930897 IN BOOK 7035 AT PAGE 30 RELATING TO THE USE AND OCCUPATION OF THE NORTHWESTERLY 90 FEET OF ARCHER AVENUE FOR RAILWAY PURPOSES AND ALSO TO THE CONSTRUCTION OF A CROSSING FOR TEAMS 16 FEET WIDE OVER THE RESPECTIVE RAILWAY TRACKS OPPOSITE LOTS 16 AND 18.

(AFFECTS PARCEL 5).

8. AGREEMENT BY AND BETWEEN THE EXECUTORS AND TRUSTEES OF THE LAST WILL AND TESTAMENT OF WILLIAM B. OGDEN (DECEASED), THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY, THE CHICAGO AND ALTON RAILROAD COMPANY AND THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY DATED JULY 26, 1902 AND RECORDED AUGUST 20, 1902 AS DOCUMENT NO. 3286977 IN BOOK 7944 AT PAGE 259 WHEREBY FIRST PARTIES HAVE AGREED TO WAIVE CLAIMS FOR DAMAGES RELATIVE TO THE CONSTRUCTION AND MAINTENANCE OF A CROSSING FOR TEAMS OPPOSITE LOTS 16 AND 18 RELATING TO COMPLIANCE WITH A CITY ORDINANCE WITH REFERENCE TO THE CONSTRUCTION OF A SUBSTITUTED CROSSING.

(AFFECTS PARCEL 5).

9. PERPETUAL EASEMENT, RIGHT, PRIVILEGE AND AUTHORITY CREATED BY GRANT FROM THE CUNEO PRESS INCORPORATED A CORPORATION OF ILLINOIS TO THE CITY OF CHICAGO A MUNICIPAL CORPORATION DATED SEPTEMBER 30, 1958 AND RECORDED MAY 6, 1959 AS DOCUMENT NO. 17332407 TO CONSTRUCT, REPAIR, MAINTAIN AND USE A SEWER IN AND ACROSS THE PROPERTY OF THE GRANTOR IN THE LOCATION AND OF THE SIZES SHOWN ON THE PLAT MARKED EXHIBIT 'A' ATTACHED THERETO AND MADE A PART THEREOF; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.

(AFFECTS THAT PART OF LOTS 15, 16 AND 17 AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY DOCK LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, 8 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 16 WITH THE SAID DOCK LINE; THENCE NORTHEASTERLY ALONG SAID DOCK LINE A DISTANCE OF 30 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE AT RIGHT ANGLES TO SAID DOCK LINE, FOR A DISTANCE OF 4 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE SAID DOCK, FOR A DISTANCE OF 30 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 4 FEET TO THE POINT OF BEGINNING, AND LYING BELOW A HORIZONTAL PLANE, THE ELEVATION OF WHICH IS 8 FEET ABOVE CHICAGO CITY DATUM.

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BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED STRIP OF LAND, SAID CORNER BEING 4 FEET SOUTHEASTERLY OF THE SAID DOCK LINE MEASURED AT RIGHT ANGLES TO SAID DOCK LINE, AT A POINT 22 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 16 WITH SAID DOCK LINE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN SAID LOT 15, FIFTEEN AND FIVE-TENTHS FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 15, MEASURED AT RIGHT ANGLES THERETO, AND 160 FEET NORTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 15, MEASURED ALONG A LINE 13.3 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 15, THENCE SOUTHEASTERLY ALONG THE SAID LINE WHICH IS 13.3 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 15 TO ITS INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 16.86 FEET SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 15 TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 15, 25 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE ABOVE LAST MENTIONED STRAIGHT LINE TO ITS INTERSECTION WITH A LINE DRAWN 9.30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 16; THENCE NORTHWESTERLY ALONG SAID LINE WHICH IS NINE AND FIVE-TENTHS FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 16, FOR A DISTANCE OF 148.33 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED 4 FOOT STRIP OF LAND, SAID CORNER BEING 4 FEET SOUTHEASTERLY OF THE SAID DOCK LINE, MEASURED AT RIGHT ANGLES TO SAID DOCK LINE AT A POINT 8 FEET SOUTHWESTERLY OF THE INTERSECTIONS OF THE SOUTHWESTERLY LINE OF SAID LOT 16 WITH SAID DOCK LINE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE ABOVE MENTIONED 4 FOOT STRIP TO THE POINT OF BEGINNING.

(AFFECTS THAT PART OF LOTS 15, 16 AND 17 AFORESAID DESCRIBED IN PARCEL 5).

- 10. A TEMPORARY EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO A MUNICIPAL CORPORATION IN CONNECTION WITH THE IMPROVEMENT DESIGNATED AS THE TUNNEL AND RESERVIOR PLAN FOR THE PURPOSE OF FLOOD CONTROL ON, UNDER AND THROUGH THE LAND WITHIN THE FOLLOWING DESCRIBED TRACT:

A TEMPORARY EASEMENT OVER THAT PART OF LOTS 15, 16 AND 17 IN BLOCK 3 OF THE SOUTH BRANCH ADDITION TO CHICAGO A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 15, 16 AND 17 TO A POINT 20.00 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 15; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 15, 180.00 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE, TO THE SOUTHWESTERLY LINE OF LOT 17 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PARCEL A LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND AS ACQUIRED IN A VESTING ORDER ENTERED ON OCTOBER 11, 1976 IN CASE 76L17116, AND ALL THE TERMS, COVENANTS AND CONDITIONS AS PRESCRIBED IN SAID CASE.

NOTE: THERE IS NO PROVISION FOR THE TIME LIMIT ON SAID TEMPORARY EASEMENT IN CASE 76L17116.

(AFFECTS LOTS 15, 16 AND 17 OF PARCEL 5).

- 11. RESERVATION CONTAINED IN WARRANTY DEED FROM CHICAGO AND ALTON RAILROAD TO CINDY PRINTING INDUSTRIES, INC., DATED JUNE 16, 1928 AND RECORDED JULY 26, 1928 AS DOCUMENT 10100506 WHEREBY THE RAILROAD COMPANY AND THE RECEIVER RESERVE TO THEMSELVES, THEIR SUCCESSORS, GRANTEEES AND ASSIGNS, (BEING THE OWNER OR OWNERS FROM TIME TO TIME HEREAFTER OF LAND CONTIGUOUS TO AND ON THE EASTERLY SIDE OF THE LAND THEREIN CONVEYED), A PERPETUAL EASEMENT ALONG AND UPON THE EASTERLY PART OF THE LAND THEREIN CONTRACTED TO BE CONVEYED, SUFFICIENT FOR THE MAINTENANCE OF ANY SLOPE NECESSARY

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TO ANY EMBANKMENT SUPPORTING THE PRESENT TRACKS NOW CONSTRUCTED, AN ADDITIONAL TRACK TO BE LAID ON THE RAILROAD COMPANY'S RIGHT OF WAY OR TRACKS HEREAFTER SUBSTITUTED ON ITS RIGHT OF WAY FOR SAID PRESENT TRACKS AND ADDITIONAL TRACK UNDER THE TERMS, PROVISIONS AND AGREEMENTS RELATING TO SAID EASEMENT.

(AFFECTS PARCELS 5 AND 6).

12. EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF A TUNNEL AND RESERVOIR SYSTEM FOR THE COLLECTION, STORAGE AND TREATMENT OF EXCESS STORMWATERS AND SEWAGE, AS CONDEMNED SEPTEMBER 28, 1976 AS AMENDED APRIL 28, 1977 IN CASE NO. 76L37114, AND SPECIFICALLY DESIGNATED AND LOCATED AS FOLLOWS:

(A) PERMANENT EASEMENT:

THAT PART OF LOTS 15, 16, AND 17 IN BLOCK 3 OF THE SOUTH BRANCH ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH WEST CORNER OF LOT 17; THENCE SOUTH 36 DEGREES 21 MINUTES 29 SECONDS EAST A DISTANCE OF 84.30 FEET; THENCE NORTH 61 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 34.00 FEET; THENCE NORTH 20 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 85.84 FEET; THENCE NORTH 47 DEGREES 01 MINUTES 57 SECONDS WEST A DISTANCE OF 84.11 FEET; THENCE SOUTH 29 DEGREES 00 MINUTES 06 SECONDS WEST A DISTANCE OF 98.78 FEET TO THE POINT OF BEGINNING;

(B) PERMANENT EASEMENT:

THAT PART OF LOT 15 IN BLOCK 3 OF THE SOUTH BRANCH ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A 10 FOOT STRIP OF LAND LYING NORTHEASTERLY AND ADJOINING A LINE WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 16; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 16 A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LOT LINE OF LOT 16 A DISTANCE OF 170.78 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 16;

ALL AS SHOWN ON THE PLAT MARKED EXHIBIT 'A' ATTACHED THERETO AND MADE A PART THEREOF.

(AFFECTS PARCEL 5).

13. EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DEED FROM THE LINDO PRESS INC., A CORPORATION OF ILLINOIS, TO EILEEN T. WEISBERG, DATED MAY 31, 1977 AND RECORDED JUNE 1, 1977, AS DOCUMENT 23949913, OVER AND ACROSS AND UPON LOTS 13 TO 17 INCLUSIVE IN BLOCK 3 OF SOUTH BRANCH ADDITION TO CHICAGO, AFORESAID, EXCEPT THOSE PARTS OF LOTS 14, 15 AND 16 LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 16, 80 FEET SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 15 TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 14, 25.0 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 15, ALSO EXCEPTING THEREFROM THOSE PARTS OF SAID LOTS HERETOFORE CONVEYED TO THE SANITARY DISTRICT OF GREATER CHICAGO, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(AFFECTS PARCEL 5).

DECEMBER 29 1978

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EASEMENT ON, OVER AND ACROSS THE LAND AS RESERVED IN THE DEED FROM THE ILLINOIS CENTRAL GULF RAILROAD COMPANY TO MODERN COPY CORPORATION DATED MAY 27, 1980 AND RECORDED JANUARY 27, 1986 AS DOCUMENT 86036315 FOR ALL REASONABLE ACCESS TO EXISTING RETAINING WALL DESCRIBED IN THE LEGAL DESCRIPTION AND ANY BURIED FOOTINGS WHICH MAY ENCROACH UPON THE PREMISES IN ORDER TO MAINTAIN, REPAIR OR REPLACE SAME FOR SO LONG AS REQUIRED FOR RAILROAD PURPOSES.

(AFFECTS PARCEL 5)

22. RIGHTS OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY ITS SUCCESSORS AND ASSIGNS TO ALL COAL, OIL, GAS, ORES AND OTHER MINERALS WHETHER SIMILAR OR DISSIMILAR OR NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED OF EVERY KIND IN, ON OR UNDER SO PREMISES, TOGETHER WITH THE RIGHT AT ANY TIME TO EXPLORE, DRILL FOR, MINE, REMOVE AND MARKET ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE LAND AS RESERVED IN THE DEED FROM THE ILLINOIS CENTRAL GULF RAILROAD COMPANY TO MODERN COPY CORPORATION DATED MAY 27, 1980 AND RECORDED JANUARY 27, 1986 AS DOCUMENT 86036315.

(AFFECTS PARCEL 5)

23. RIGHTS OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY FOR THE CONTINUED MAINTENANCE, REPLACEMENT AND USE OF ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS, LINES, ELECTRICAL POWER LINES, WIRES AND OTHER UTILITIES AND EASEMENTS ON THE LAND WHETHER OR NOT OF RECORD, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF AS RESERVED IN THE DEED FROM THE ILLINOIS CENTRAL GULF RAILROAD COMPANY TO MODERN COPY CORPORATION DATED MAY 27, 1980 AND RECORDED JANUARY 27, 1986 AS DOCUMENT 86036315.

(AFFECTS PARCEL 5)

24. ENCROACHMENTS, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTY SURVEY COMPANY, ORDER NO. 8711009, DATED MARCH 21, 1988, LOCATED ON PARCEL 3 OF THE LAND AND BEING DESCRIBED AS FOLLOWS:

(A) ENCROACHMENT OF THE NORTH WEST CORNER OF THE CONCRETE CORNER OF THE BUILDING LOCATED ON THE LAND OVER ONTO THE PUBLIC WAY (GROVE STREET) NORTHWESTERLY AND ADJOINING BY ABOUT 0.64 OF A FOOT;

(B) OVERHEAD PASSAGEWAY LOCATED ON THE 6 STORY BRICK BUILDING LOCATED ON THE LAND AT 2ND FLOOR RUNNING IN A SOUTHWESTERLY DIRECTION OVER AND ACROSS THE PUBLIC WAY (GROVE STREET) AND CONTINUING SOUTHWESTERLY OVER ONTO THE LAND WESTERLY OF SAID PUBLIC WAY;

(C) WOOD DOCK ALONG THE WESTERLY LINE OF THE LAND NEAR THE SOUTHWESTERLY CORNER OF THE LAND AND LOCATED BENEATH SAID OVERHEAD PASSAGEWAY BY AN UNDISCLOSED DISTANCE.

(AFFECTS PARCEL 3)

25. OVERHEAD PASSAGEWAY LOCATED AT 4TH AND 5TH FLOORS RUNNING IN A SOUTHEASTERLY DIRECTION FROM THE 7 STORY BRICK AND CONCRETE BUILDING LOCATED ON PARCEL 6 OVER AND ACROSS THE PUBLIC WAY (GROVE STREET) AND CONTINUING SOUTHEASTERLY OVER ONTO THE 6 STORY BRICK BUILDING LOCATED ON PARCEL 2, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY, ORDER NO. 8711009, DATED MARCH 17, 1988.

(AFFECTS PARCELS 2 AND 6)

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14. 6 FOOT UNDERGROUND UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER CREATED IN GRANT DATED AUGUST 8, 1977 AND RECORDED MAY 19, 1978 AS DOCUMENT 24456350.
(AFFECTS LOTS 15, 16, 17 OF PARCEL 5).

15. RIGHTS OF THE CITY OF CHICAGO, THE PUBLIC AND THE PROPERTY OWNERS IN AND TO THE NORTH 16 1/2 FEET OF LOTS 44 AND 45 IN GRACE'S SUBDIVISION WHICH WERE APPROPRIATED FOR THE WIDENING OF 22ND STREET FROM STEVART AVENUE TO CHICAGO RIVER BY ORDINANCE OF COMMON COUNCIL OF THE CITY OF CHICAGO PASSED MARCH 24, 1858. ASSESSMENT CONFIRMED AUGUST 13, 1860.
(AFFECTS PARCEL 3).

EASEMENT FOR SPUR TRACKS ALONG GROVE AVENUE, WHICH DIVIDES PARCELS 1, 2 AND 3 FROM PARCELS 4, 5 AND 6, WHICH APPEARS TO BE FOR THE BENEFIT OF THE LAND.
(AFFECTS ALL)

17. RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS.
(AFFECTS PARCELS 1, 2, 5 AND 6)

18. NON-EXCLUSIVE EASEMENT OVER THE NORTH 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 FOR A SINGLE FIBER OPTIC CABLE INSTALLATION AND OPERATION, AS CREATED BY MEMO OF EASEMENT FROM ILLINOIS CENTRAL GULF RAILROAD COMPANY TO UNITED TELECOM COMMUNICATIONS, INC. RECORDED JUNE 5, 1984 AS DOCUMENT 27115116.
(MAY AFFECT PARCEL 5. INSTRUMENT DOES NOT DESCRIBE EASEMENT MORE PARTICULARLY)

19. NON-EXCLUSIVE EASEMENT OVER THE NORTH 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 FOR INSTALLATION AND OPERATION OF A SINGLE FIBER OPTIC CABLE SYSTEM, AS CREATED BY MEMO OF EASEMENT FROM ILLINOIS CENTRAL GULF RAILROAD COMPANY TO MADISON COUNTY, ILLINOIS TELECOMMUNICATIONS CORPORATION RECORDED AUGUST 7, 1984 AS DOCUMENT 27203243.
(MAY AFFECT PARCEL 5. INSTRUMENT DOES NOT DESCRIBE EASEMENT MORE PARTICULARLY)

20. NON EXCLUSIVE EASEMENT OVER THE NORTH 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 FOR A SINGLE FIBER OPTIC CABLE INSTALLATION AND OPERATION, AS CREATED BY MEMO OF EASEMENT FROM ILLINOIS CENTRAL GULF RAILROAD COMPANY TO GTE SPRINT COMMUNICATIONS CORPORATION RECORDED JANUARY 29, 1985 AS DOCUMENT 27422665.
(MAY AFFECT PARCEL 5. INSTRUMENT DOES NOT DESCRIBE EASEMENT MORE PARTICULARLY)

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26. ENCROACHMENTS, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTY SURVEY COMPANY, ORDER NO. 8711009, DATED MARCH 21, 1988, LOCATED ON PARCEL 6 OF THE LAND AND BEING DESCRIBED AS FOLLOWS:

(A) ENCROACHMENT OF THE NORTHWESTERLY CORNER OF THE BRICK BUILDING LOCATED ON THE LAND OVER ONTO THE LAND NORTHEASTERLY AND ADJOINING BY ABOUT 1.58 FEET;

(B) ENCROACHMENT AT THE NORTHEASTERLY CORNER OF THE LAND OF THE CONCRETE SLAB OVER ONTO THE LAND NORTHEASTERLY AND ADJOINING BY ABOUT 0.44 OF A FOOT;

(C) ENCROACHMENT OF CONCRETE SLAB AND METAL TANKS LOCATED ON THE LAND OVER AND ONTO THE PUBLIC WAY (GROVE STREET) SOUTHEASTERLY AND ADJOINING FOR AN UNDISCLOSED DISTANCE;

(D) ENCROACHMENT OF BRICK WALL OVER ONTO THE PUBLIC WAY (GROVE STREET) SOUTHEASTERLY AND ADJOINING BY ABOUT 0.26 OF A FOOT;

(E) ENCROACHMENT OF WOOD DOCK OVER ONTO THE PUBLIC WAY (GROVE STREET) SOUTHEASTERLY AND ADJOINING FOR AN UNDISCLOSED DISTANCE;

(F) ENCROACHMENT OF CONCRETE DOCK LOCATED ON THE SOUTHEASTERLY LINE OF THE LAND NEAR THE SOUTH EAST CORNER OF THE LAND OVER ONTO THE PUBLIC WAY (GROVE STREET) SOUTHEASTERLY AND ADJOINING FOR AN UNDISCLOSED DISTANCE.

(AFFECTS PARCEL 6)

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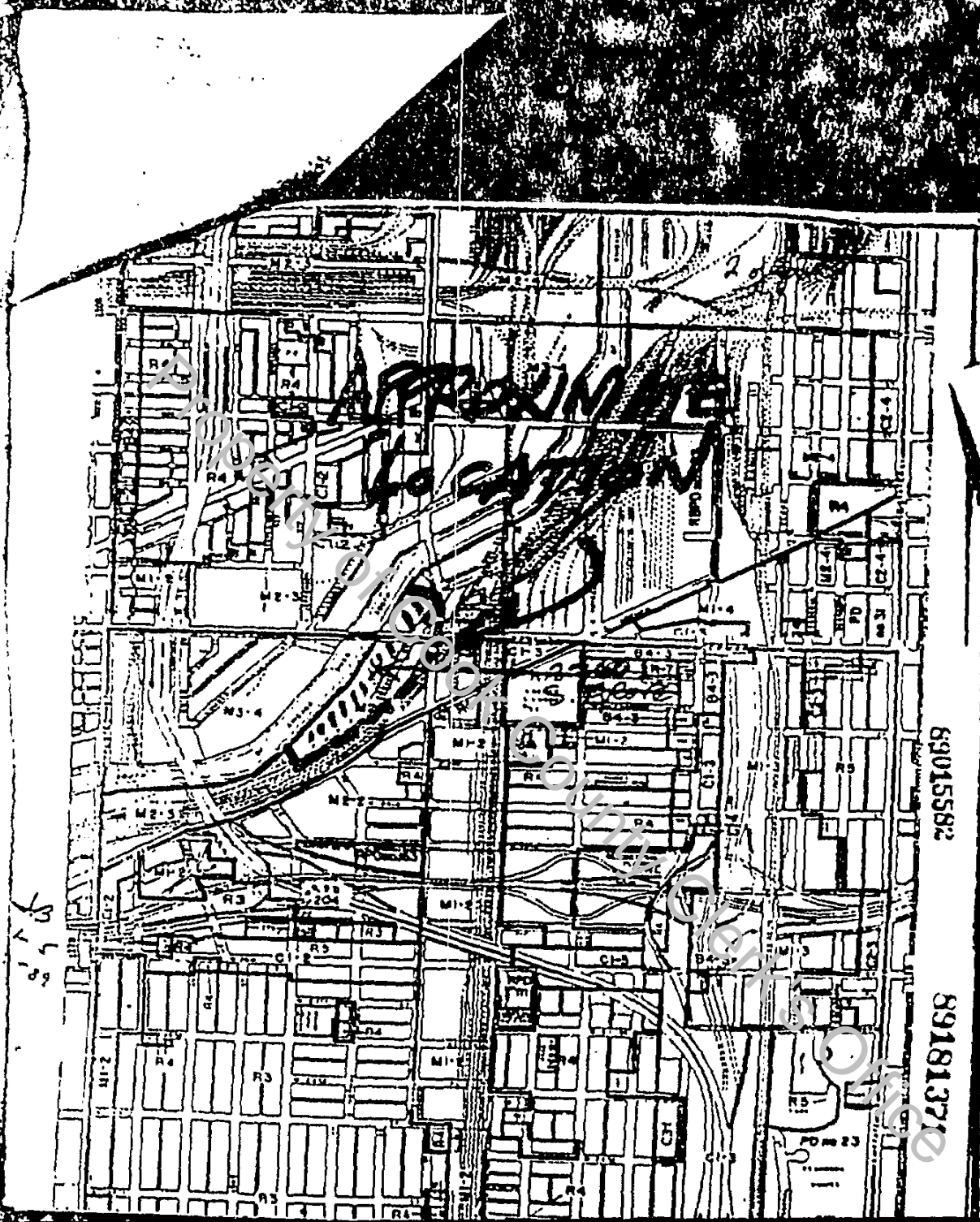
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FEET OF SAID LOT 42 CONDEMNED FOR EXTENSION OF SOUTH CANAL STREET IN CRANE'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "5"

A PARCEL OF LAND COMPRISED OF A PART OF EACH OF LOTS 10, 11, 12, 13, 14, 15, 16 AND 17 IN BLOCK 3 IN SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 10 AT A POINT WHICH IS 33.88 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 10, AND RUNNING

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 10, 11, 12, 13 AND 14 (BEING ALSO THE NORTHWESTERLY LINE OF GAYNE STREET) A DISTANCE OF 396.88 FEET TO A POINT WHICH IS 318.17 FEET SOUTHERLY OF THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 IN SAID SOUTH BRANCH ADDITION TO CHICAGO, SAID POINT BEING AT THE SOUTHEAST CORNER OF AN EXISTING SEVEN STORY BRICK AND CONCRETE BUILDING;

THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF SAID BUILDING AND ALONG A WESTWARDLY EXTENSION OF SAID SOUTHERLY LINE, A DISTANCE OF 258.84 FEET, TO AN INTERSECTION OF SAID WESTWARDLY EXTENSION WITH THE EASTERLY LINE OF THE LAND CONVERTED TO THE SANITARY DISTRICT OF CHICAGO BY DEED DATED DECEMBER 29, 1894 AS DOCUMENT NO. 3434733;

THENCE SOUTHWESTWARDLY ALONG THE SOUTHWESTERLY LINE OF THE SAID LAND CONVERTED TO THE SANITARY DISTRICT OF CHICAGO, A DISTANCE OF 385.74 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 17;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 87.18 FEET;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF THE LEFT OF 83 DEGREES 41 MINUTES 00 SECONDS WITH SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 63.70 FEET;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 50.18 FEET;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 78.26 FEET TO ITS INTERSECTION WITH THE SAID SOUTHWESTERLY LINE OF LOT 17;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 77.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17;

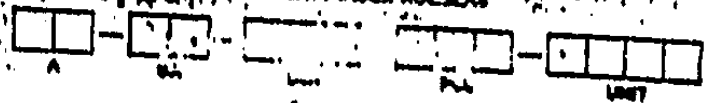
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 100.00 FEET TO A POINT WHICH IS 88.88 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY CORNER OF LOT 16, AFORESAID, AND

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 181.98 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 108,488 SQUARE FEET (2.4887 ACRES) OF LAND MORE OR LESS.

Scale 1" = 50'

PROPERTY INDEX NUMBERS



River
Addition to Chicago according

JANUARY

89

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5 of 6

JANUARY 1971

CHICAGO GUARANTEE

105 W. MADISON STREET, CHICAGO, ILL. 60602
PL

PARCEL '6'

PART OF EACH OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 3 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUQUET AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY LINE OF GROVE STREET, AT A POINT WHICH IS 22.35 FEET NORTHEASTLY OF THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 IN SAID SOUTH BRANCH ADDITION TO CHICAGO, AND RUNNING:

THENCE SOUTHWARDLY ALONG THE NORTHWESTERLY LINE OF GROVE STREET, A DISTANCE OF 338.82 FEET TO A POINT AT THE SOUTHWEST CORNER OF AN EXISTING SEVEN STORY BRICK AND CONCRETE BUILDING;

THENCE WESTWARDLY ALONG THE SOUTHERLY FACE OF SAID BUILDING AND ALONG A WESTWARDLY EXTENSION OF SAID SOUTHERLY LINE, A DISTANCE OF 258.86 FEET, TO THE INTERSECTION OF SAID WESTWARDLY EXTENSION WITH THE EASTERLY LINE OF THE LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED DATED OCTOBER 29, 1991 AS DOCUMENT NO. 3434733;

THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO FACILITY, A DISTANCE OF 215.78 FEET TO A DEFLECTION POINT IN SAID EASTERLY LINE;

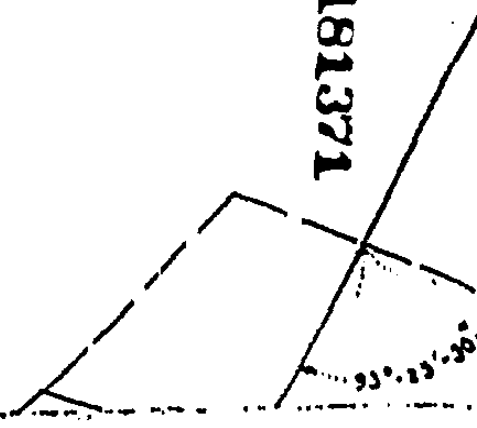
THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY, A DISTANCE OF 234.42 FEET, TO A POINT WHICH IS 24.35 FEET NORTHEASTLY OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4;

THENCE EASTWARDLY ALONG A STRAIGHT LINE, PASSING THROUGH THE MOST SOUTHWESTLY POINT OF THE MOST SOUTHERLY PILASTER OF THE SOUTHERLY WALL OF THE GARAGE WAREHOUSE BUILDING NOW ON LOT 3, A DISTANCE OF 228.73 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 80,167 SQUARE FEET (1.8403 ACRES) OF LAND, MORE OR LESS.

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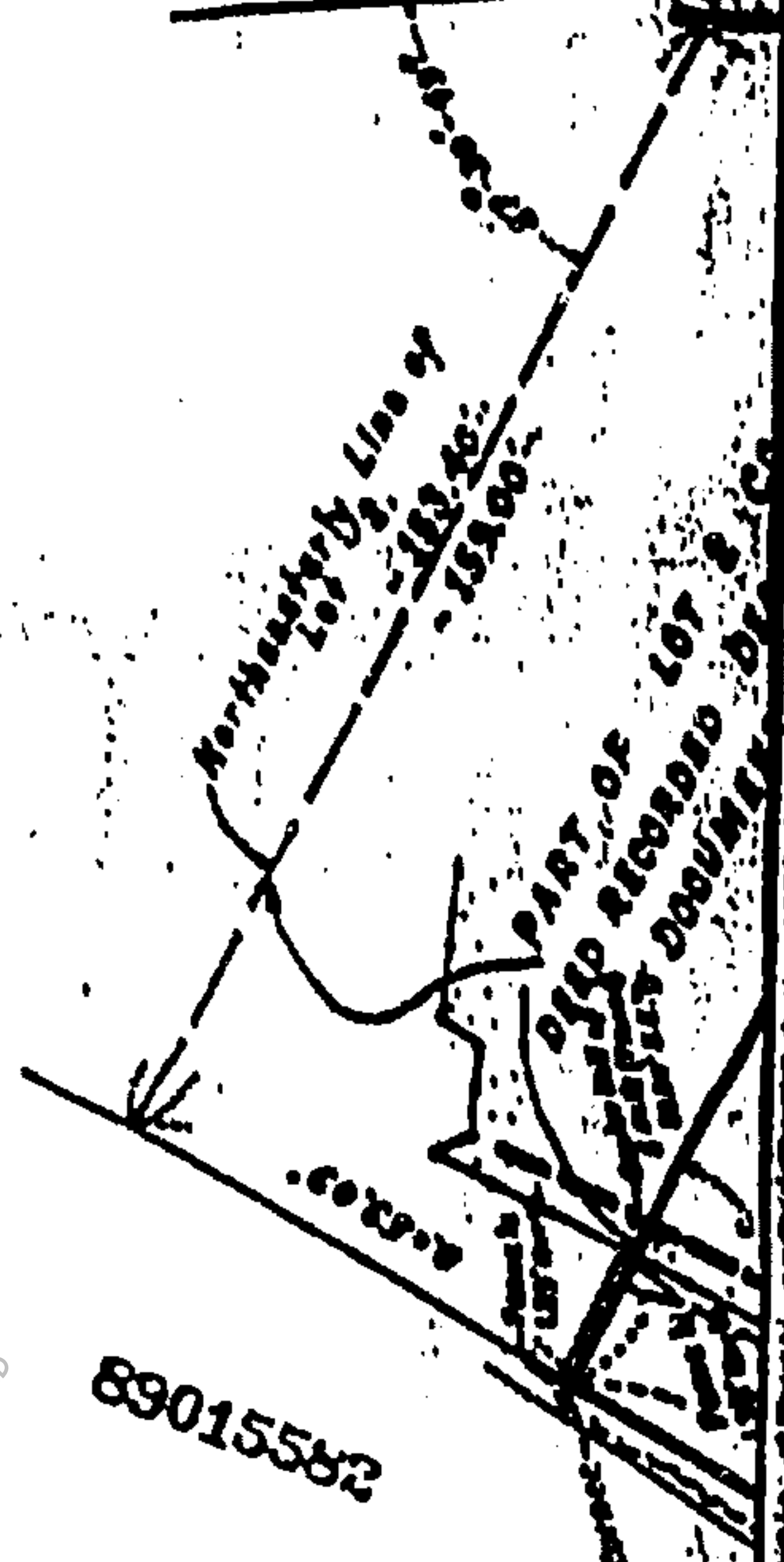
JANUARY

CHICAGO GUARANTEE SURVEY COMPANY

PLAT of SURVEY

of

That part of Lots 2, 3 and 4 taken as a Tract, in Block 34 in Canal Trustees' Subdivision of the West half of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, lying West of the West line of Parcel of land described in Deed Document 28829166 and lying Southeastery of the Southeastery line of that part of said Tract conveyed to the Sanitary District of Chicago according to Circuit Court Case General No. 203462, Excepting from the above described Tract that part of Lot 2 heretofore conveyed and described in Document 28718349, and excepting therefrom that part taken for the widening of West Cermak Road, all in Cook County, Illinois.



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see plat (shown) of case

(RECEIVED LINE OF CANAL ST. 6 2 6)

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EUGENE SAWYER,
Acting Mayor

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CITY OF CHICAGO



Bureau of Fire Prevention
444 No. DEARBORN ST.
CHICAGO, IL. 60610

LOUIS T. GALANTE
Fire Commissioner

Common Sense Prevents Fires and Accidents

MODERN COPY CORP.
RON WHITE, PRES.
2242 S. GROVE
CHICAGO, IL 60616

DATE OF NOTICE 03/19/89
WIDTH 100 LENGTH 244 HEIGHT 7B
FLOOR NO. _____ ROOM NO. _____ BLDG. NO. 00
CONS'T R BADGE NO. 270
L001 STRUCTUR _____

You are hereby notified as owner, agent, lessee or occupant of the structure located
at 2242 - 2242 S. GROVE

to comply with the Municipal Code of Chicago within ~~15 days~~ (except as noted) as follows: **AT ONCE**

01 SEC. 12-30 IN CASE IT IS FOUND THAT ANY OF THE FIRE REGULATIONS OF THIS CODE ARE BEING VIOLATED, OR THAT ANY BUILDING, STRUCTURE OR PLACE OR ITS CONTENTS, OR ANY APPLIANCE OR EQUIPMENT THEREOF, IS OF SUCH CONDITION AS TO BE PROBABLE CAUSE OF FIRE, OR IS LIKELY TO ENDANGER LIFE OR SAFETY IN CASE OF FIRE, PANIC OR OTHER ACCIDENTS, THE DIVISION MARSHAL MAY ATTEMPT TO SECURE CORRECTION OF SUCH VIOLATION OR VIOLATIONS BY USE OF INFORMAL ACTION, BY REFERRING SUCH VIOLATION OR VIOLATIONS TO THE BUREAU OF FIRE PREVENTION COMPLIANCE BOARD, WHICH SHALL CONSIST OF BUREAU OF FIRE PREVENTION PERSONNEL APPOINTED BY HIM FOR THAT PURPOSE. THE DIVISION MARSHAL MAY AT ANY TIME REFER ANY VIOLATION OR VIOLATIONS TO THE CORPORATION COUNSEL'S OFFICE FOR IMMEDIATE PROSECUTION, WITH OR WITHOUT NOTICE, COMPLIANCE NOTICE OR REFERRAL NOTICE NOTWITHSTANDING. THE DIVISION MARSHAL MAY GIVE NOTICE IN WRITING TO EITHER THE OWNER, HIS AGENT FOR THE PURPOSE OF MANAGING OR CONTROLLING OR COLLECTING RENTS, OR ANY OTHER PERSON MANAGING OR CONTROLLING SUCH BUILDING, STRUCTURE, OR PLACE TO MAKE SUCH CHANGES, ALTERATIONS OR REPAIRS, OR TO PERFORM SUCH WORK, OR TO TAKE SUCH ACTION AS THE PROVISIONS OF THIS CODE FOR THE SAFETY OF ANY PERSON, IN OR ABOUT SUCH BUILDING, STRUCTURE OR PLACE MAY REQUIRE, WITHIN SUCH TIME AS SHALL BE DESIGNATED BY SAID DIVISION MARSHAL, WHICH SHALL IN NO EVENT EXCEED FIFTEEN DAYS FROM THE DATE OF NOTICE.

[AMEND. COUN. J. 5-28-58, p. 7793; 6-9-75, p. 728.]

REMOVE, AT ONCE, APPROXIMATELY (90) FIFTY-FIVE GALLON DRUMS OF CLASS I FLAMMABLE LIQUIDS, NAMELY, METHANOL, TOLUENE, & WASH-UP THINNER, FROM 4TH FLOOR, RIVER SIDE OF BUILDING.

FOR FURTHER INFORMATION PERTAINING TO THE ABOVE VIOLATIONS, CALL AREA OFFICE:

NOTE: FAILURE TO COMPLY WITH THIS NOTICE WITHIN THE AFORESAID TIME WILL RESULT IN SUCH ACTION AS THE LAW PROVIDES.

Approved:

LOUIS T. GALANTE
Fire Commissioner

Francisco de la Cerna
Deputy Fire Commissioner

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