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Rev.(4-86) CCG-15

Memorandum of Judgment

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

NBD CHICAGO BANK, Plaintiff,
 v.
 NBD TRUST, et al., Defendant.
 ULBRICH & ASSOCIATES, INC.,
 Counter-Plaintiff,
 NBD CHICAGO BANK, et al.,
 Counter-Defendants.

NO. 92 CH 02159

. DEPT-D1 RECORDING \$31.50
 . T#1111 TRAN 6232 09/11/92 14:30:00
 . #4335 A * 92-676892
 . COOK COUNTY RECORDER

MEMORANDUM OF JUDGMENT

On September 11 1992 judgment was entered in this court
 in favor of the plaintiff counter-
 Ulbrich & Associates, Inc.
 on Counts IV and VI of counter-plaintiff's counterclaim
 counter- NBD Trust Company of Illinois, as Trustee under a Trust Agreement
 and against/defendants dated May 17, 1989, and known as Trust No. 526859K; Greenwood
 Associates Limited Partnership; Ballard Plaza Limited Partnership; Ballard Plaza
 Partnership; Gerald Biehl whose address is Addresses on Exhibit 1 attached.....
 in the amount of \$ 805,637.80.....



Elliott D. Hartstein

 Judge Judge's No.

Elliott D. Hartstein
 Name COHEN, RAIZES & REGAL
 Attorney for Counter-Plaintiff, Ulbrich & Associates, Inc.
 Address 208 S. LaSalle, Suite 1860
 City Chicago, IL 60604
 Telephone (312) 726-2252
 Atty No. 90192

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 RE

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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NBD Trust Company of Illinois, as Trustee under a Trust Agreement dated May 17, 1989 and known as Trust No. 52685SK
Attn: Mr. Joe Sockacki, Trust Department
8001 Lincoln Avenue
Skokie, IL 60077 - Owner of property on Exhibit A

LaSalle National Bank, as Trustee under a Trust Agreement dated August 9, 1991 and known as Trust No. 116559
135 South LaSalle Street, Room 311
Chicago, IL 60603 - Owner of property on Exhibit B

Greenwood Associates Limited Partnership
c/o Larry Blust, Registered Agent
Jenner & Block
One IBM Plaza, Suite 4500
Chicago, IL 60611

Ballard Plaza Limited Partnership
c/o Gerald Biehl
13900 East Harvard Avenue
Aurora, Colorado 80014

Ballard Plaza Partnership
c/o Gerald Biehl
13900 East Harvard Avenue
Aurora, Colorado 80014

Gerald Biehl
13900 East Harvard Avenue
Aurora, Colorado 80014

Exhibit 1

COOK COUNTY CLERK'S OFFICE
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PARCEL II

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The line is measured at right angles and parallel with the south line of Section 14, of the SW 1/4 of the SW 1/4 of Section 14, Twp 41 N, Range 12, East of the Third Principal Meridian in Cook County, IL.

AND

That part of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of the following described line: Beginning at a point on the West line of the Southwest 1/4 of Section 14, aforesaid 33.02 feet South of the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence South 89 degrees 57 minutes 00 seconds East, parallel to the North line of the Southwest 1/4 of the Southwest 1/4 of Section 14, 308.0 feet; thence South 02 degrees 11 minutes 00 seconds West, parallel with the West line of said Quarter Quarter Section line, 497.0 feet; thence South 87 degrees, 49 minutes, 00 seconds East, 230.0 feet; thence North 02 degrees, 11 minutes, 00 seconds East, 65.0 feet; thence South 87 degrees, 49 minutes, 00 seconds East, 148.0 feet; thence South 02 degrees, 11 minutes 00 seconds West, 230.0 feet to a point on a line drawn 618.0 feet North, measured at right angles to, and parallel with the south line of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence East along said last described parallel line to the East line of the Southwest 1/4 of the Southwest 1/4 of Section 14 aforesaid; (excepting from said tract of land that part thereof falling within the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14; and excepting from said Tract of land that part thereof described as follows: Beginning at the intersection of the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, and the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 14; running thence Easterly along the North line, aforesaid a distance of 150.0 feet to a point; thence South along a line parallel with the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, aforesaid, a distance of 290.0 feet to a point; thence Westerly along a line parallel to the North line of the Southwest 1/4 of the Southwest 1/4 aforesaid, a distance of 150.0 feet to a point in the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 aforesaid; thence North along said line, a distance of 290.0 feet to the place of beginning; and also excepting from said tract of land that part thereof falling within a parcel of land described as follows: Commencing at the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence South 89 degrees, 57 minutes, 00 seconds East along the North line of said Quarter Quarter Section, 308.0 feet; thence South 02 degrees, 11 minutes, 00 seconds West, parallel with the West line of said Quarter Quarter Section, 200.65 feet

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Exhibit A
1 of 3
to Exhibit 1

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for a place of beginning; thence continuing South 02 degrees, 11 minutes, 00 seconds West, 329.35 feet; thence South 87 degrees, 49 minutes, 00 seconds East, 230.0 feet; thence North 02 degrees, 11 minutes, 00 seconds East, 65.0 feet; thence South 87 degrees, 49 minutes, 00 seconds East 148.0 feet; thence North 02 degrees, 11 minutes, 00 seconds East, 189.09 feet to a point on a line 290.00 feet South as measured along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, and parallel with the North line of said Quarter Quarter Section; thence North 89 degrees, 57 minutes, 00 seconds West, along said parallel line, 21.36 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 02 degrees, 15 minutes, 00 seconds East, along said West line, 76.05 feet; thence North 89 degrees, 49 minutes, 00 seconds West, 356.75 feet to the place of beginning,) and also excepting that part of the South West 1/4 of the Southwest 1/4 of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence South 89 degrees 57 minutes 00 seconds East along the North line of said Quarter Quarter Section, 308.0 feet to the point of beginning; Thence South 02 degrees 11 minutes 00 seconds West parallel with the West line of said Quarter Quarter Section, 200.65 feet; thence South 87 degrees 49 minutes, 00 seconds East to a point on the East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14; Thence North along said East line to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 89 degrees, 57 minutes, 00 seconds, West along said North line to the point of beginning; and also excepting therefrom the East 233.0 feet of that part of the Southwest 1/4 of the Southwest 1/4 of said Section 14 lying North of the South 618.0 feet thereof, Cook County, Illinois.

SAID PROPERTY ALSO BEING LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH-
WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14;
THENCE SOUTH 02 DEGREES 19 MINUTES 00 SECONDS
WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER
SECTION 708.57 FEET TO A POINT 618.0 FEET NORTH
MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE
SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14
AFORESAID; THENCE WEST ALONG A LINE 618.0 FEET
NORTH OF, MEASURED AT RIGHT ANGLES TO, AND
PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4
OF SECTION 14, 642.61 FEET; THENCE NORTH 02
DEGREES 11 MINUTES 00 SECONDS EAST, 419.09 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS
EAST, 128.64 FEET; NORTH 02 DEGREES 15 MINUTES 00
SECONDS EAST, 290.0 FEET; THENCE SOUTH 89 DEGREES
57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID
SECTION 14, 515.24 FEET TO THE POINT OF
BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Tax Index Nos.:

09-14-306-012
09-14-306-017
09-14-306-018.

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Parcel 22 [The Retention Pond]

That part of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the intersection of the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14 and the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 14; running thence easterly along the North line, aforesaid, a distance of 150.0 feet to a point; thence South along a line parallel with the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, aforesaid, a distance of 290.0 feet to a point; thence Westerly along a line parallel to the North line of the Southwest 1/4 of the Southwest 1/4, aforesaid; a distance of 150.0 feet to a point in the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, aforesaid; thence North along said line, a distance of 290.0 feet to the point of beginning, in Cook County, Illinois.

Permanent Real Estate Tax Index Number:
05-14-306-007-0000.

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