

95M1-401764

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

278

CITY OF CHICAGO,  
a municipal corporation  
  
Plaintiff,

) Case No:  
) RE:

v.

EBONY TALENT CREATIVE ARTS FOUNDATION, INC.  
E T A CREATIVE ARTS  
JOAN BROWN  
7558 S SOUTH CHICAGO  
CHICAGO, IL 60619

DEPT OF RECORDING 427.00  
180014 TRAN 5048 05/30/95 15225100  
18945 110 \* 21 216032  
COOK COUNTY RECORDER

Defendant(s)

Amount Claimed: \$ 200.00

LIS PENDENS NOTICE

\*\*\* REFER TO ATTACHED ADDENDUM OF DEFENDANTS \*\*\*

I, the undersigned, do hereby certify that the above entitled cause was filed in the above court on the MAR 15 1995 day of MAR 15 1995 for building code violations and is now pending in said court and that the property affected by said cause is located at the above referenced address and is legally described as follows.

\*\*\* REFER TO ATTACHED LEGAL DESCRIPTION \*\*\*

Susan S. Sher, #90909  
Corporation Counsel  
City of Chicago

By:

*William E. Caskey*

Assistant Corporation Counsel  
30 North LaSalle Street, 7th Floor  
Chicago, Illinois 60602  
(312) 744-8791

RECORDED  
INDEXED  
MAR 15 1995  
SS: E HJ 51 07 95

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EXHIBIT A.

## Legal Description

Property Address 7558 S. SOUTH CHICAGO AVE.

Property Index No. 20-26-409-002

(SEE ATTACHED)

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## EXHIBIT B.

(Name of Defendant(s))

Address(es)

EBONY TALENT CREATIVE ARTS FOUNDATION, INC.  
E T A CREATIVE ARTS  
JOAN BROWN  
7558 S SOUTH CHICAGO  
CHICAGO, IL 60619

THE SOUTH SHORE BANK  
7054 SOUTH JEFFERY BOULEVARD  
CHICAGO, IL 60649

LASALLE NATIONAL BANK  
135 SOUTH LASALLE  
TRUST #22436  
CHICAGO, IL

CHICAGO TITLE & TRUST COMPANY  
171 NORTH CLARK  
CHICAGO, IL 60601

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ASSIGNMENT DE BENTH

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Know all men by these presents, that SABALLE NATIONAL BANK, NOT PERSONALLY,  
BUT AS TRUSTEE U/T/A DATED JANUARY 30, 1959 AND FURTHER AS TRUST NO. 22436

in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto SOUTH CHICAGO BANK, its successors and assigns, all the rents, issues and profits now due and which may hereafter become due, under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of, any part of the premises hereinafter described, which may have been heretofore, or may be hereafter, made or agreed to, or which may be made or agreed to by the grantee hereinafter of the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such lease and agreements and all the avails thereunder unto the grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

BLOCK 63 IN CORNELL AND THE 34 FEET LINES WEST OF AND ADJOINING SAID BLOCK 63, BEING THAT PART OF CHAUNCEY AVENUE VALUED BEING THE EAST LINE OF CHAUNCEY AVENUE, SAID CORNELL BEING A SUBDIVISION IN SECTIONS 26 AND 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. (EXCEPT THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS TO WIT) COMMENCING AT INTERSECTION OF THE SOUTHERLY LINE OF SOUTH CHICAGO AVENUE WITH THE EAST LINE OF CHAUNCEY AVENUE AS NOW LOCATED RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SOUTH CHICAGO AVENUE, A DISTANCE OF 90 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN AT RIGHT ANGLES WITH THE SOUTHWESTLY LINE OF SOUTH CHICAGO AVENUE, A DISTANCE OF 70 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN PARALLEL WITH THE SOUTHERLY LINE OF SOUTH CHICAGO AVENUE, A DISTANCE OF 20 FEET MORE OR LESS TO THE EAST LINE OF SAID CHAUNCEY AVENUE, AS NOW LOCATED; THENCE NORTH ALONG THE EAST LINE OF SAID CHAUNCEY AVENUE AS NOW LOCATED, A DISTANCE OF 100 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID EXCEPTED PORTION BEING LAND CONVEYED BY WILLIAM EVERETT AND WIFE TO MADEIRA KIELAND BY WARRANTY DEED DATED DECEMBER 7, 1889 AND RECORDED APRIL 27, 1891 IN BOOK 3283 OF RECORDS AT PAGE 485, AS DOCUMENT NUMBER 143603)

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ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 34 FEET OF CHAUNCEY AVENUE VALUED BEING THE EAST LINE OF CHAUNCEY AVENUE AS NOW EXISTING 91 FEET 4 3/16 INCHES NORTH OF 4TH STREET; THENCE RUNNING NORTH ON SAID LINE NORTH 27 FEET 6-6/16 INCHES MORE OR LESS TO THE SOUTH-EASTERLY CORNER OF THE PORTION OF SAID BLOCK HERETOFORE CONTAINED BY SAID WILLIAM EVERETT AND WIFE TO SAID MADEIRA KIELAND; THENCE SOUTHEASTERLY BY A LINE PARALLEL WITH SOUTH CHICAGO AVENUE (BEING THE SOUTHERLY LINE OF LAND CONVEYED TO SAID MADEIRA KIELAND AS AFORESAID) 19 FEET AND 6 INCHES; THENCE SOUTHWESTERLY 20 FEET 5-1/2 INCHES MORE OR LESS TO THE POINT OF BEGINNING SAID EXCEPTED PORTION BEING LAND CONVEYED BY WILLIAM EVERETT AND WIFE TO MADEIRA KIELAND BY WARRANTY DEED DATED FEBRUARY 1, 1891 AND RECORDED APRIL 19, 1892 IN BOOK 3913 OF RECORDS, PAGE 2, AS DOCUMENT NUMBER 147814, IN COOK COUNTY, ILLINOIS PERMANENT TAX ID.# 20-26-409-002-0000

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CURRENTLY KNOWN AS 7958 S. CHICAGO AVENUE, CHICAGO, ILLINOIS

interest on encumbrances, if any, which may be in its judgment proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for (850,000.00) THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars secured by a Mortgage or Trust Deed dated the 15TH day of FEBRUARY, 1990, conveying and mortgaging the real estate and premises hereinabove described to CHICAGO TITLE AND TRUST COMPANY and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Mortgage or Trust Deed have fully been paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed contained.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand and Seal at Chicago, Illinois, this 15th day of February, 1990.

SA SABALLE NATIONAL BANK as Trustee under

Trust No. 22436 and not personally (SEAL) (SEAL)

By [Signature] Assistant Vice President

Attorney [Signature] Assistant Secretary

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