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PREPARED BY & MAIL TO:

PAN AMERICAN FINANCIAL SERVICES, INC.
4250 N MARINE DR #218
CHICAGO, IL 60613



02/05/97

0015 MC# 11:00
RECORDING # 23.00
MAILINGS # 0.50
97081567 #
0015 MC# 11:00

CST 968095 CORPORATE ASSIGNMENT OF MORTGAGE

02/05/97

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to Equity Mortgage Co. LP, ITS SUCCESSORS AND ASSIGNS all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated DECEMBER 27, 1996, executed by TONY HOUSTON AND TAMMIE HOUSTON, HUSBAND AND WIFE, AS JOINT TENANTS to Pan American Financial Services, Inc., a corporation organized under the laws of the State of Illinois and whose principal place of business is 4250 North Marine Drive, Chicago, Illinois 60613, and recorded in Cook County records, State of Illinois as document number 97024669 described hereinafter as follows:

LOT 35 (EXCEPT THE NORTH 6 FEET THEREOF) AND THE NORTH 9 FEET OF LOT 34 IN BLOCK 26, IN SOUTH LYNN, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN# 20-19-209-012

PROPERTY ADDRESS: 6433 S WINCHESTER CHICAGO IL 60636-

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

PAN AMERICAN FINANCIAL SERVICES, INC.

COOK COUNTY

HOWARD D. ROSEN, V.P./TREASURER

RECORDER

JESSE WHITE

SKOKIE OFFICE

97081567

STATE OF ILLINOIS)
COUNTY OF COOK) SS

On 2/27/96 before me, the undersigned, a Notary Public in and for said County and State, personally appeared HOWARD D. ROSEN known to me to be the V.P./TREASURER of the corporation, herein executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its bylaws or a resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.

Natalie A. Hugley
Notary Public
23/1/96



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BMM ky 11/16/96
73-101p

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
96-11-Z-2632

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO CONTINUE TO PROVIDE FACILITIES FOR SELF-SERVICE GASOLINE OPERATIONS, MOTOR VEHICLE REPAIRS AND TO ESTABLISH A MINI FOOD MART IN THE EXISTING ESTABLISHMENT AT 9301 SKOKIE BOULEVARD, SKOKIE, ILLINOIS, IN A B-3 BUSINESS DISTRICT AND TO REPEAL VILLAGE ORDINANCE NUMBER 96-9-Z-2618

WHEREAS, on September 13, 1996 the Mayor and Board of Trustees of the Village of Skokie adopted Village Ordinance Number 96-9-Z-2618; and

WHEREAS, said Ordinance provides for a special use permit for self-service gasoline operation, motor vehicle repairs and the construction of a canopy at the existing gasoline station at 9301 Skokie Boulevard, Skokie, Illinois; and

WHEREAS, the owner of the subject property legally described as follows:

PARCEL ONE:
THAT PART LYING EAST OF THE EAST LINE OF SKOKIE BOULEVARD OF THAT PART OF THE WEST HALF OF SECTION FIFTEEN, TOWNSHIP FORTY-ONE NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION FIFTEEN AFORESAID WITH THE CENTER LINE OF GROSS POINT ROAD, RUNNING THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 247.20 FT., THENCE NORTHWESTERLY 186.10 FT., MORE OR LESS TO A POINT IN THE WEST LINE OF SECTION FIFTEEN AFORESAID, 252.50 FT. (MEASURED IN THE WEST LINE) NORTH OF THE CENTER LINE OF SAID GROSS POINT ROAD; THENCE SOUTH TO THE PLACE OF BEGINNING.

PARCEL TWO:
THAT PART LYING EAST OF THE EAST LINE OF SKOKIE BOULEVARD OF THAT PART OF LOT THREE LYING WESTERLY OF GROSS POINT ROAD IN THE PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION FIFTEEN, TOWNSHIP FORTY-ONE NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE ABOVE PARCELS THAT PORTION TAKEN FOR HIGHWAY PURPOSES BY THE STATE OF ILLINOIS IN CONDEMNATION CASE NO. 81L26856 AND BEING THAT PART LYING EAST OF THE EAST LINE OF SKOKIE BOULEVARD OF THAT PART OF THE WEST HALF OF SECTION FIFTEEN, TOWNSHIP FORTY-ONE NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION FIFTEEN WITH THE CENTER LINE OF GROSS POINT ROAD; THENCE NORTH 44-14-41 EAST ALONG SAID CENTER LINE 71.77 FT. TO THE EAST LINE OF SKOKIE BOULEVARD BEING PARALLEL WITH AND 50.0 FT. NORMALLY DISTANT EAST OF SAID WEST LINE OF SECTION FIFTEEN, ALSO BEING THE

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1 POINT OF BEGINNING, THENCE NORTH 44-14-41 EAST ALONG THE CENTER LINE OF GROSS POINT
2 ROAD FOR A DISTANCE OF 175.43 FT; THENCE NORTH 66-20-11 WEST FOR A DISTANCE OF 35.25 FT.
3 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GROSS POINT ROAD; THENCE SOUTH
4 44-14-41 WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 55.89 FT. TO A POINT, THENCE
5 WESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE NORTH WITH A RADIUS
6 OF 30.0 FT AND A CENTRAL ANGLE OF 115-50-32 FOR A DISTANCE OF 71.13 FT TO A POINT ON THE
7 EASTERLY RIGHT-OF-WAY LINE OF SKOKIE BOULEVARD; THENCE SOUTH 00-05-13 WEST ALONG SAID
8 LINE FOR A DISTANCE OF 121.33 FT TO THE POINT OF BEGINNING

9
10 P.I.N.S. 10-15-115-010-0000 AND 10-15-115-012-0000;

11
12 more commonly described as 9301 Skokie Boulevard, Skokie, Illinois in a B-3 Business
13 District, petitioned the Skokie Plan Commission for an amendment to the existing special
14 use permit to allow for the establishment of a mini food mart at the existing self-service
15 gasoline and motor vehicle repair facility; and

16 **WHEREAS**, the Skokie Plan Commission, after public hearing duly held, made
17 appropriate findings of fact as required under Section 13.3.2 of the Skokie Zoning Ordinance
18 and recommend to the Mayor and Board of Trustees that the request of the petitioner be
19 granted subject to various conditions; and

20 **WHEREAS**, the Plan Commission further recommended that Village Ordinance
21 Number 96-9-Z-2618 be repealed and all applicable conditions be incorporated into a new
22 ordinance; and

23 **WHEREAS**, the Mayor and Board of Trustees after public meeting duly held
24 concurred in the aforesaid recommendations and findings of fact of the Plan Commission;

25 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the
26 Village of Skokie, Cook County, Illinois:

27 **Section 1:** That the Special Use Permit requested by the petitioner to provide for a
28 mini food mart at the existing self-service gasoline and motor vehicle repair facility at the
29 property legally described above and commonly known as 9301 Skokie Boulevard, Skokie,
30 Illinois in a B-3 Business District is hereby granted subject to the following conditions:

- 31 1. That the motor vehicle station and mini food mart shall be maintained and
32 operated in substantial compliance with the revised Site/Landscape/Floor Plans,
33 dated July 30, 1996;
- 34 2. That the mini-food mart shall be constructed and operated in compliance with the
35 Revised Mini-Mart Floor Plan dated October 29, 1996;
- 36 3. That the stop sign shall be relocated from the public sidewalk to private property
37 along Skokie Boulevard frontage;
- 38 4. That all window, wall and site signage that is not in compliance with the sign
39 ordinance shall be removed prior to the issuance of building permits;
- 40
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- 1 5. That any changes in the building elevations, landscaping and signage shall be
2 subject to the review and approval of the Appearance Commission;
- 3
- 4 6. That the fence along the north property lines of the site, shall be maintained in a
5 state of good repair at all times;
- 6
- 7 7. That stormwater detention must be provided for the entire site per the requirement
8 of Village Ordinances
- 9
- 10 8. That no vending machines shall be located outside the building;
- 11
- 12 9. That detailed plans for the mini food mart shall be submitted showing all
13 equipment. If dispensed soda or coffee are provided, an approved three
14 compartment sink with open site drain shall be provided;
- 15
- 16 10. That at least two (2) employees shall be at the site from 7:00 AM to 10:00 PM;
- 17
- 18 11. That the Petitioners shall sign an "Agreement for Installation and Maintenance of
19 Landscaping" to assure that the landscaping is completed and maintained in
20 accordance with the final approved landscape plan;
- 21
- 22 12. That prior to the issuance of building permits the antenna mounting plan, including
23 structural calculations, shall be submitted to the Building Department for approval;
- 24
- 25 13. That the subject antenna shall be in accord with F.C.C. Standards and shall not
26 interfere with radio or television reception or other forms of communications. If
27 problems occur, The petitioners shall be required to cease receiving and
28 transmitting until the problems are rectified;
- 29
- 30 14. The antenna shall comply with B.O.C.A. National electric Code and F.C.C.
31 requirements;
- 32
- 33 15. That a minimum of one off-street parking spaces shall be provided. The
34 handicapped parking space shall be placed in the Village's Handicapped Parking
35 Space Maintenance Program;
- 36
- 37 16. That standard requirements for motor vehicle repair facilities shall be met;
- 38
- 39 17. That detailed plans for equipment installation, plumbing layout and electrical and
40 mechanical information shall be submitted to the Health Department.
- 41
- 42 18. That all equipment must be NSF approved or equivalent;
- 43
- 44 19. That all Federal, State and Local Codes, Ordinances and Regulations shall be
45 met;
- 46

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1 20. That failure to abide by any and all terms of this Ordinance shall be cause for the
2 Village Manager to initiate hearings to determine whether the subject special use
3 shall be revoked as well as any applicable license;

4
5 **Section 2:** That Village Ordinance Number 96-9-Z-2618 be and the same is hereby
6 repealed.

7 **Section 3:** That a Notice of the enactment of this Ordinance incorporating the
8 conditions contained herein be approved by the owner of the property in writing and duly
9 recorded in the office of the Recorder of Deeds of Cook County at the owner's expense.

10 **Section 4:** That this Ordinance shall be in full force and effect from and after its
11 passage, approval and recordation as provided by law.

12 ADOPTED this 18th day of November, 1996.

13
14
15 Ayes: 2
16 Nays: 0
17 Absent: 0

Marlene Williams
Village Clerk

Approved by me this 18th day
of November, 1996.

18
19
20 Attested and filed in my
21 office this 19th day of

Suzanne B. Barrett
Mayor, Village of Skokie

22 November, 1996.

23
24 Marlene Williams
25 Village Clerk
26

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