



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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**File #:** O2020-6211, **Version:** 1

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OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT

MAYOR

December 16, 2020

TO THE HONORABLE, THE CITY COUNCIL OF THE  
CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the acquisition of property at 8840, 8844, 8850 and 8854 South Commercial Avenue.

Your favorable consideration of this ordinance will be appreciated.

### ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to ordinances adopted by the City Council of the City (the "City Council") on November 13, 2002, and published at pages 97254-97439 in the Journal of the Proceedings (the "Journal") of such date, a certain redevelopment plan and project (the "Plan") for the Commercial Avenue Redevelopment Project Ajea (the "Redevelopment Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11 -74.4-1 et seq.; the "Act"), the Redevelopment Area was designated as a redevelopment project area pursuant to the Act and tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Area redevelopment project costs

(as defined in the Act) incurred pursuant to the Plan; and

WHEREAS, the Plan and the use of tax increment financing provide a mechanism to support new growth through leveraging private investment, and help to finance land acquisition, demolition, remediation, site preparation and infrastructure for new development in the Redevelopment Area; and

WHEREAS, the City Council finds that it is useful, necessary and desirable to acquire the parcels of property located in the Redevelopment Area identified on Exhibit A attached hereto and made a part hereof (the "Acquisition Parcels") in order to achieve the objectives of the Plan, which include, among other things: reducing or eliminating conditions that qualify the Redevelopment Area as a redevelopment area; and

WHEREAS, the City has established the Community Development Commission (the "Commission") to, among other things, designate redevelopment areas and approve redevelopment plans, and recommend the acquisition of parcels located in redevelopment areas, subject to the approval of the City Council; and

WHEREAS, by Resolution No. 20-CDC-17, adopted by the Commission on November 10, 2020, the Commission recommended acquisition of the Acquisition Parcels; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisition and exercise of power of eminent domain shall be in furtherance of the Plan, which was first adopted in 2002 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

WHEREAS, the City Council further finds that prior to April 15, 2006, the Plan included an estimated \$5,000,000 in property assembly costs as a budget line item in Exhibit II to the Plan, and also described property assembly as a part of the redevelopment project for the Redevelopment Area, including in Section V of the Plan; and

**WHEREAS, the City Council further finds that the Acquisition Parcels were included in the Redevelopment Area prior to April 15, 2006, that there has been no extension in the completion date of the Plan and that the Acquisition Parcels are not located in an industrial park conservation area; now, therefore**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined and declared that it is useful, desirable and necessary that the City

acquire the Acquisition Parcels for public purposes and for purposes of implementing the objectives of the Plan.

SECTION 3. The Corporation Counsel is authorized to negotiate with the owner(s) of the Acquisition Parcels for the purchase of such Acquisition Parcels. If the Corporation Counsel and the owner(s) of an Acquisition Parcel are able to agree on the terms of the purchase of such Acquisition Parcel, the Corporation Counsel is authorized to purchase such Acquisition Parcel on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of any Acquisition Parcel on the terms of the purchase, or if the owner(s) is or are incapable of entering into such a transaction with the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to such Acquisition Parcel under the City's power of eminent domain. Such acquisition efforts shall commence with respect to improved property within four (4) years of the date of the publication of this ordinance, and with respect to vacant lots within ten (10) years of the date of the publication of this ordinance. Commencement shall be deemed to have occurred within such periods upon the City's delivery of an offer letter to the owner(s) of the subject Acquisition Parcel(s). The above grant of authority shall be construed to authorize acquisition of fewer than all the Acquisition Parcels and shall also be construed to authorize the acquisition of less than all of any particular Acquisition Parcel.

SECTION 4. The Commissioner of the Department of Planning and Development, or the designee of the Commissioner, is each hereby authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

SECTION 5. if any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.

**EXHIBIT A ACQUISITION PARCELS**

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PIN	ADDRESS	VACANT OR IMPROVED
26-06-209-035-0000	8840 S. Commercial Avenue	Improved
26-06-209-036-0000	8844 S. Commercial Avenue	Improved
26-06-209-038-0000	8850 S. Commercial Avenue	Vacant
26-06-209-039-0000	8854 S. Commercial Avenue	Improved

**CITY OF CHICAGO ECONOMIC  
DISCLOSURE STATEMENT AND  
AFFIDAVIT**

-x-

**SECTION I - GENERAL INFORMATION**

A. Legal name of Applicant

OR

3. [ ] a legal entity with the legal name

of the Applicant; if the Applicant is a partnership, the Applicant's legal

with a direct or indirect right of control of the Applicant (see Section 1(B)(1)) (if the  
entity is a partnership, the Applicant's legal name and the name of the partner with the right of control: '■')

25 East Washington St., Suite 150

City of Chicago, Illinois  
City Clerk - Affidavit



a. i

similarly, the trustee limited partnership;  
trustee, - executor & i

(iv) S for S general or

day/management; the SSPF

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; ^ ^ l ? r Merj ^ e EO ;

^ . l Executive Vice President

'Chje, : Qf. . S ^ ff

■ Senior Counsel

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interest in a partnership or joint venture interest of a member or manager in a

Page 2 of 15

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SECTION IV - DIS GLOSumOJpSIJBeONTRAGTiO] iskND^ idress of each'  
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payrol Sedtipri,- the wheth Page 3 of 15 !  
Disclosit disclosure.  
Ver.2018-1

Business Relationship to Disclosing Party

Fees (indicate whether  
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[ ] No person dir^ctl^r; mtiirectiy bwm's 10% or more ofthe Disclosing Party.

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Party delinquent in tl e payment of any tax a'dministered by ith'e Illinois Department of Revenue.

Page 4 of 15

3. The Disclosing ?i rty and, if the Disclosing Party is a legal entity, all of those persons or entities  
identified in Section 1(B)(1) of this EDS: ? v j h:

are not presently ( ebarred, suspended,; proposed tor .debarment, declared ineligible or  
voluntarily :luded from anv transactions bv^y-feder^

b. have not, during t le 5 years before the,;date of mis EDS; been convicted of a criminal offense,

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b. bribery,; falsification' )r destruction'of^l records; making false s&temehts; or receiving stolen  
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c. are not presently indicted fpr,^or cruriirMly ciy^ly\_vcliarged^ a.governmental entity (federal,

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d. have' not, durihg-the 5 years before tib.e; date\of this E©^ Md^6ne or more, public transactions  
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Ver.2018-1 Page 6 of 15

contractor/subcontractor that does not provide such eehifications of that the Applicant has reason-to  
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not become a predatory lender as defined in 'MCO Chapter 2-32. We further

of our affiliated is firm lender as defined in

We understand^that becbimin|^a; predatory lender or becoming an affiliate of a  
predatory lender may result in the b

Page 7 of 15

If the Disclosing Party is unable to make this pledge f it or any of its affiliates, (a) defined in  
here (attach additional because 15(b)) is a predatory lender meahirtg'iof^ MCC Chapter 2.-32,  
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15 |

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

must disclose below or

Please check either (1) or (2) below. If the Disclosing. Party checks (2), the Disclosing Party in an attachment to this EDS all information required by (2). Failure to, , , , ^ .wake; any^pntraH^entered into with the City in

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Ver:2018-1

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in luence

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SECTION VII - FURTHER AC^QWLEqGMENTS AJND- CERTIFICATION

A. The certifications, disclosures, W\$ aeMt^wie'clgmOTfe' contained in this EDS; will  
become part of any

contract or other agreement Jbefwebhv;m^ ^c'onHe^tio^^tli' the Matter, whether procurement, City .as) istj^^pr^^ andjw^^ tfe City's execution of any.contract or taking omer a6tioh;with respect-to the Matterj T^e'^ understands that it must comply with £ 11; statute's, dreh^iah&siahd regulations oh» which?thisaED& is based.

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C. If the City determ ifies that any mfonfiation provided hi 'this EDS is false; iricbplete Or inaccurate, any;-c^ntira^br'bthet agTreeMetit lj^bnnectioi^ subimfBdmay be fescified or&e, void' ; or. ybidable, and the' J ^ify^ma^.p^ Or i vbid),. at-iaw, of in eHi itityLlmbiucu^^ the Matter :and/Or^ tb/al .^.^p£%oro^i|^|^ : to^baHic^ rrahsachons. Remedies at law; for a false statementof material facfm^ and an award to the City of treble

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'available' ^v\*1 .TM&>'Tntf\*fat\*t; in.,rp>>cnr>nc#» trvft\* Krppn\*n : ot-'.TnfoTTn!irinn- Af\*t reimiftst inr-nthfrwise • ,.Kv. CERTIFICATION

Under penalty of perj ury, the person signingbeipw: (1) warrants that he/she is authorized to execute this EDS, and all applicable Apjperidic\*es, 'oh behalf of the piSeidsi^g:\Pafty, and (2) warrants that all certific^ations and stat< ;ments coritained^Ms|^ Appendices, are true, accurate and complete as of th; date furnished' to.^1 the; City.\*' \*' ■•" N/A

Openjands (Print of type exact le kal name of. Disclosing Party) :';/;. person signing) (Print or/type nanie o: jE^nipr^unse)

(Print or type title of person signing)<sup>v</sup>

Signed and sworn to before me on (date X<sup>v</sup> / 7

(county, Jurisdiction, ^jstate):

Notary Public

Commission expires-

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'A "' ;'\*

Official Seal of Notary Public - State of Illinois . My Commission Expires 02/28/2024

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### CITY OF CHICAGO

#### APPENDIX C

to be

This Appendix is defined in MCC Section 2 generally covers consideration for \*s or (ii) pay the City money for City premises!

#### PROHIBITION ON WAGE;SALARY

completed solely by an Applicant  
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a "contractor" as

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and the City shall not pay any contractor or subcontractor for any work performed on any City premises for any project or program of the City.

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## openlands

conserving nature for life

### Board of Directors 2020

#### **Ms. Carrie C. McNally, Chair**

Sheppard Mullin Richter & Hampton LLP 70 W.  
Madison St., 48<sup>th</sup> Floor Chicago, IL 60602 (312)  
499-6300 Fax (312) 499-6301  
CMcNally@sheppardmullin.com\*  
<mailto:CMcNally@sheppardmullin.com\*>

*1917 N. Mohawk Street\* Chicago, IL 60614 (312)  
649-9538 Carrie\_McNally@yahoo.com  
<mailto:Carrie\_McNally@yahoo.com>Spouse: Rick  
Maechling Elected to Board: March 2005*

#### **Ms. JoAnn Seagren, Vice Chair**

JA Glynn Private Wealth

*1320 N. State Pkwy, 4C\* Chicago, IL 60610 Cell  
(847) 712-0800 joannseagren@gmail.com  
<mailto:joannseagren@gmail.com>Elected to  
Board: 2014*

#### **Jeff R. Rode, Treasurer**

Segall Bryant & Hamill \* 540 W. Madison Street,  
Suite 1900 Chicago, IL 60661 (312) 474-4133 Fax  
(312) 474-0521 jrode@sbhic.com  
<mailto:jrode@sbhic.com>

610 Newcastle Drive Lake Forest, IL 60045 Cell:  
(312) 543-2078 Spouse: Karen Elected to Board:  
2013

**Mr. Glenn W. Reed, Secretary**

376 W. County Line Road Barrington, IL 60010 •  
Home (847)381-6206 Cell (847) 650-6206  
glenn.w.reed@gmail.com  
<mailto:glenn.w.reed@gmail.com>

**Mr. Richard J. Carlson (Rich), Immediate Past Chair**

Carlson Environmental, Inc.\* 65 East Wacker  
Place, Suite 2210 Chicago, IL 60601 (312) 346-  
2140 Cell (312) 593-2114 Fax (312) 346-6956  
rcarlson@carlsonenv.com  
<mailto:rcarlson@carlsonenv.com>ricardocarlson  
@gmail.com <mailto:ricardocarlson@gmail.com>

260 E. Chestnut, Apt. 3301 Chicago, IL 60611 (312)  
280-9282 Spouse: Cristina Benitez Elected to Board  
December 1999

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**Ms. Jill Allread**

PCI\* 1 East Wacker Drive, Suite 2450 Chicago, IL  
60601 (312)558-1770x143 Cell (312) 848-3768  
Fax (312)558-5425 jallread@pcipr.com  
<mailto:jallread@pcipr.com>

179-3 N. Linden Avenue Oak Park, IL 60302 (708)  
383-3747 Spouse: Pam Freese Elected to Board:  
November 2004

**Mr. Gary F. Balling**

1806 Ridgemoor Dr.\* Long Beach, IN 46360 (708)  
932-2225 Email: lgaryball@gmail.com  
<mailto:lgaryball@gmail.com>Spouse: Susan  
Elected to Board: November 2013

**Mr. Alan M. Bell**

Charity & Associates, P.C\* 20 N. Clark Street,  
Suite 1150 Chicago, Illinois 60602 Direct (312)  
564-4962 Fax (312) 849-9001 alan.bell@charity-  
associates.com <mailto:alan.bell@charity-  
associates.com>

3843 N. Fremont Street Chicago, IL 60613 Cell (773)  
817-9829 Elected to Board: January 2008

**Mr. Bill Clarkin**

BMO Financial Group/BMO Harris Bank 111 W.  
Monroe Chicago, IL 60603 (312)461-3508 ,  
bill.clarkin@gmail.com  
<mailto:bill.clarkin@gmail.com>

8344 Callista Drive\* Frankfort, IL 60423 (815)557-  
9007 Spouse: Suzanne Elected to Board: September  
2012

**Mr. Jonathan Copulsky**

Northwestern University 1870 Campus Drive, 3rd  
Floor Evanston, IL 60208  
jonathan.copulsky@northwestern.edu  
<mailto:jonathan.copulsky@northwestern.edu>

1540 N. Lake Shore Drive\* Chicago, IL 60610 Cell  
(773) 459-9379\* jcopulsky@outlook.com\*  
<mailto:jcopulsky@outlook.com\*> Spouse: Ellen  
Barreto Elected to Board: September 2017

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**Mr. George W. Davis**

*1025 East 50th Street\* Chicago, IL 60615 (773) 268-4856 Cell (773) 996-0225 Fax (312) 707-9408 kenwoodgwd@yahoo.com Spouse: Diana Elected to Board: 1984*

**Ms. Garrett Handley Dee**

*190 N. Ahwahnee Road\* Lake Forest, IL 60045 (773) 388-1988 Cell (773) 590-2626 ttgdee@gmail.com <mailto:ttgdee@gmail.com> Spouse: Terry Dee Elected to Board: May 2008*

**Mr. Matthew Dobry**

CBRE Chicago | Advisory & Transaction Services  
Senior Vice President 321 North Clark Street,  
Suite 3400 Chicago, IL 60654 (312)935-1884  
matthew.dobry@cbre.com

*Elected to Board: February 2020*

<mailto:matthew.dobry@cbre.com> **Assistant,**  
**Donna Mcgrenera:** Donna.Mcgrenera@cbre.com  
<mailto:Donna.Mcgrenera@cbre.com>

**Ms. Daisy Feidt**

Access Living of Metropolitan Chicago Executive  
Vice President 115 W Chicago Ave Chicago, IL  
60654 (312) 640-2197 dfeidt@accessliving.org  
<mailto:dfeidt@accessliving.org>

*Elected to Board: February 2020*

**Mr. Hugh D. Frisbie**

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Suite 500 Schaumburg, IL 60173 (847)517-7070  
hugh.frisbie@gmail.com  
<mailto:hugh.frisbie@gmail.com>

*17202 US Highway 14\* Woodstock, IL 60098 (815) 337-6838 Spouse: Marlene Elected to Board: March 2009*

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**Mr. Dinesh Goburdhun**

*1637 W Summerdalc Ave\* Chicago, IL 60640  
stratcgydg@gmail.com  
<mailto:stratcgydg@gmail.com> Cell (312)218-3943  
Spouse: Bridget Jones Elected to Board: September 2017*

**Mr. Jonathan C. Hamill (Jon)**

Segall, Bryant & Hamill\* 540 W. Madison, Suite  
1900 Chicago, IL 60661-2551 (312) 474-1222  
Fax (312) 474-0521 Florida Address: The  
Bahama Club, APT 17 1121 Gulfshore Blvd.  
North Naples, FL 34228

545 Oak Knoll Road Barrington, IL 60010 (847)381-  
8381 Fax (847)381-9820 Spouse: Nancy *Elected to  
Board: September 2001*

**Mr. Mark M. Harris**

The Boeing Company 100 N. Riverside M/C  
5003-1001 Chicago, IL 60606-1596 (312) 544-  
2823 Mark.M.Harris@boeing.com  
<mailto:Mark.M.Harris@boeing.com>

A1AA Woodland Avenue\* Western Springs, IL 6055  
(708) 246-7447 Spouse: Lori *Elected to Board: June  
2012*

**Mr. Daniel Lauderback (Dan)**

26006 West Cuba Road Barrington, IL 60010 Cell (3  
405-5382 daniel.d.lauderback@gmail.com  
<mailto:daniel.d.lauderback@gmail.com>*Elected to  
Board: May 2019*

**Mr. Andrew Otting (Andy)**

Scott Byron & Co., Inc.\* 30088 N. Skokie  
Highway Lake Bluff, IL 60044 (847) 689-0266  
Fax (847) 689-0277 Assistant: Mary Plodzeen  
mplodzeen@scottbyron.com  
<mailto:mplodzeen@scottbyron.com>

1228 Judson Evanston, IL 60202 (847)475-1574  
Spouse: Laura Hohnhold *Elected to Board: 2000*

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**Mr. Rommel Noguera**

ComEd (630) 576-6497 Cell (773) 255-5901 Fax  
(312) 464-9401 rommel.noguera@ComEd.com  
<mailto:rommel.noguera@ComEd.com>

1133 W. Monroe Street, IL 60611 Chicago, IL 60607  
*Elected to Board: November 2017*

**Ms. Wendy J. Paulson**

401 N. Michigan Avenue, Suite 1940\* Chicago,  
IL 60611 (312)450-8206 Cell (917) 623-9876 Fax  
(312) 464-9401 wendy@wendypaulson.com  
<mailto:wendy@wendypaulson.com>Assistant:  
Hilary Lane hlane@paulsonoffice.com  
<mailto:hlane@paulsonoffice.com>

154 W. Dundee Road Barrington, IL 60010 (312)450  
8206 Spouse: Henry "Hank" *Elected to Board: May  
2012*

**Mr. James Rachlin (Jamie)**

Meristem Advisors LLC 2400 N Lakeview, Apt.  
1201 Chicago, IL 60614

2400 N Lakeview, Apt. 1201 Chicago, IL 60614 (773  
677-3653 j nrachl infrz/umail. com Spouse: Leslie  
*Elected to Board: November 2018*

**Mr. Akhil Ramandham\***

*\*Kellogg Board Fellow* Kellogg Northwestern  
University  
akhil.ramanadham@kellogg.northwestern.edu  
<mailto:akhil.ramanadham@kellogg.northwestern.edu>

**Mr. Joseph Russo (Joe)**

Retired

*33 W. Huron Street, Apt. 502\* Chicago, IL 60654 (3.  
730-8606 joerussol9@gmail.com  
<mailto:joerussol9@gmail.com>Spouse: Bebe Novic  
Elected to Board: August 2017*

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### **Ms. Nicole Williams**

11 Rockgate Lane Glencoe, IL 60022-1205 Home  
(847) 835-9930 Cell (224)688-1571  
Nicole\_williams\_98@yahoo.com  
<mailto:Nicole\_williams\_98@yahoo.com> Spouse:  
Dr. Lawrence (Larry) J. Becker *Elected to Board:  
September 2018*



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Honorary Directors

**Ms. Shaun C. Block**

*1245 N. Astor\* Chicago, IL 60610 Cell (312) 307-1464 (312) 943-1729 (Chicago) Elected to Board: 1977*

**Anthony T. Dean (Tony)**

3204 RFD Long Grove, IL 60047 (847) 438-1305  
Fax (847) 438-9169 tonydean@mindspring.com  
<mailto:tonydean@mindspring.com>Spouse: Lawri

**Marshall Field, V**

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60606

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