



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2020-3462
Type: Ordinance
File created: 6/17/2020
Status: Passed
In control: City Council
Final action: 7/22/2020
Title: Recertification of Cook County Class 8 tax status for acreage in the vicinity of W Parker Ave, N Pulaski Rd and W George St
Sponsors: Lightfoot, Lori E.
Indexes: Class 8
Attachments: 1. O2020-3462.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed	Pass
7/9/2020	1	Committee on Economic, Capital and Technology Development	Recommended to Pass	
6/17/2020	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO
LORI E. LIGHTFOOT MAYOR

June 17,2020

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 a recertification of Class 8 tax status for property located at 4000 West Diversey Avenue.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours.

APPROVAL OF CLASS 8 PROPERTY TAX INCENTIVE PURSUANT TO COOK COUNTY REAL
PROPERTY CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Classification Ordinance as amended (the "Classification Ordinance") for the purpose, among others, of encouraging and assisting new development in areas that are depressed, blighted or threatened with blight, which it has determined will result in increasing the tax base in such area and for the entire County of Cook; and

WHEREAS, one of the real property assessment , classifications created under the Classification Ordinance is a Class 8 classification (the "Class 8 Classification"); and

WHEREAS, the purpose of a Class 8 classification is to encourage industrial and commercial development in severely blighted areas of Cook County; and

WHEREAS, the City of Chicago (the "City") is a home rule unit authorized by the Illinois Constitution of 1970 to exercise any power and perform any function pertaining to its government and affairs, including without limitation, designations of areas within its jurisdiction as severely blighted; and

WHEREAS, municipalities, such as the City may apply to the Office of the Cook County Assessor (the "Assessor") to certify areas within its jurisdiction as "in need of substantial revitalization" (as defined in Section 74-65 (i) of the Classification Ordinance) and eligible for Class 8 Classification; and

WHEREAS, an ordinance was enacted by the City Council of the City (the "City Council") on January 21, 2015 and published in the Journal of the Proceedings of the City Council for said date on pages 101768 through 101777, which authorized the submission of an application (the "Initial Application") from the City to the Assessor for a Class 8 Classification for an area located in the Avondale Community Area (Community Area 21); and

WHEREAS, on July 23, 2015 the Assessor designated the area described in the Initial Application as severely blighted and granted the Class 8 Classification (the "Initial Class 8 Classification"); and

WHEREAS, the Initial Class 8 Classification will expire on July 23, 2020, and significant redevelopment of the area has not yet occurred; and

WHEREAS, it is appropriate and in the best interest of the City to submit a new application to the Assessor to grant Class 8 Classification for an approximately twenty-two and fifty-seven hundredths (22.57) acre area (the "Area") located in the Avondale Community Area (Community Area 21) and further described as follows: the area bounded generally by West Parker Avenue on the south, North Pulaski Road on the east, a railroad right of way on the

west, and West George Street on the north, the Area being more fully described in Exhibit A -Legal Description, attached hereto; and

WHEREAS, the Area is located within (i) the City's Enterprise Zone Number 5 (created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1 et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended), and (ii) the Pulaski Corridor Tax Increment Redevelopment Project Area (created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, and pursuant to an ordinance enacted by the City Council of the City), and the purposes of enterprise zones and redevelopment project areas are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas; and

WHEREAS, to assist the City in connection with its efforts to have the Area be deemed eligible for Class 8 Classification, an application (the "Application") entitled City of Chicago Avondale Class 8 Recertification Application and dated April 2020 has been prepared by Neal, Gerber & Eisenberg LLP and has been reviewed by the Department of Planning and Development ("DPD") and made available to members of the City Council; and

WHEREAS, Section 4(B) of the Classification Ordinance provides that prior to certification of an area by the Assessor as in need of substantial revitalization for purposes of Class 8 Classification, the municipality in which the area is located must determine by lawful resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement, or a determination of similar import, and that such municipality must apply to the Assessor for certification of the area as severely blighted; and

WHEREAS, DPD has determined that the Area meets the eligibility requirements for a Class 8 Classification and recommends to the City Council that (a) the City determine by ordinance that the Area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement, and (b) the Commissioner of DPD be authorized to submit an application to the Assessor for a Class 8 Classification of the Area; now therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the Area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement.

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SECTION 3. The City hereby determines that the Area is eligible for certification by the Assessor as "in need of substantial revitalization" under the Classification Ordinance for purposes of the Class 8 Classification in that it is an area no less than ten (10) contiguous acres or more than one (1) contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors as: (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and

underutilization of properties; (d) a lack of viable industrial and commercial building whose absence significantly contributes to the depressed economic and unemployment conditions in the Area; (e) a clear pattern of stagnation or decline of real estate taxes within the Area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety, all as supported in the Application.

SECTION 4. The Commissioner of DPD (the "Commissioner"), or a designee of the Commissioner, is hereby authorized and directed to submit an application on behalf of the City to the Assessor for Class 8 Classification of the Area, to deliver a copy of this ordinance, certified by the City Clerk of the City to the Assessor and to submit such additional documentation and supporting data as may be necessary and relevant to the Assessor's determination of the Area's eligibility for the Class 8 Classification.

SECTION 5. This ordinance shall be effective from and after its due passage.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 7 BOTH INCLUSIVE IN WALTER E. OLSON'S OWNERS DIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

THAT CERTAIN STRIP, BELT OR PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 340 FEET NORTH OF THE SOUTH LINE AND 133 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27, AND RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 743.73 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, AND HAVING A RADIUS OF 565.19 FEET, A DISTANCE OF 640.3 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 20.9 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.64 FEET; MORE OR LESS TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 5 OF WALTER L. OLSON'S OWNERS DIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 21, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1942 AS DOCUMENT 12844295; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 76.4 FEET TO A POINT OF CURVE; SAID POINT OF CURVE BEING 17 FEET SOUTHWESTERLY FROM THE ARC OF THE CIRCLE BEFORE DESCRIBED MEASURED ALONG ITS RADIAL LINE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST TANGENT TO THE LAST DESCRIBED. STRAIGHT LINE HAVING A RADIUS OF 582.19 FEET AND BEING CONCENTRIC WITH THE FIRST DESCRIBED CIRCLE, A DISTANCE OF 562.1 FEET TO A POINT OF TANGENT, SAID POINT OF TANGENT BEING 323 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 17 FEET SOUTH, MEASURED ON THE RADIAL LINE FROM THE FIRST MENTIONED POINT OF CURVE; THENCE EAST ON A STRAIGHT LINE 323 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 743.79 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 17 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 3.

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THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST GEORGE STREET (SAID SOUTH LINE BEING A LINE 11 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4) AT A POINT WHICH IS 658.56 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST FROM THE WEST LINE OF NORTH PULASKI ROAD (SAID WEST LINE BEING A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4) AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST GEORGE STREET, A DISTANCE OF 372.54 FEET TO AN

INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST FACE OF A CONCRETE BLOCK WALL TO AN EXISTING 1 STORY CONCRETE AND METAL CLAD BUILDING; THENCE SOUTH ALONG SAID NORTHWARD EXTENSION, ALONG THE EAST FACE OF SAID WALL AND ALONG A SOUTHWARD EXTENSION THEREOF, A DISTANCE OF 314.67 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 340 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 27, AT A POINT WHICH IS 286.97 FEET (AS MEASURED ALONG SAID NORTH LINE OF THE SOUTH 340 FEET) WEST FROM SAID WEST LINE OF NORTH PULASKI ROAD, THENCE WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 371.59 FEET, AND THENCE NORTH ALONG A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF NORTH PULASKI ROAD, A DISTANCE OF 314.62 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

ALSO

PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 340 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27 AFORESAID, WHICH POINT IS 843.73 FEET WEST OF THE WEST LINE OF NORTH PULASKI ROAD (FORMERLY CRAWFORD AVENUE); SAID WEST LINE OF NORTH PULASKI ROAD BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27; THENCE NORTHEASTERLY IN A STRAIGHT LINE 122.99 FEET TO A POINT OF TANGENCY WITH A CURVED LINE CONVEX NORTHERLY WITH A RADIUS OF 488.34 FEET, WHICH CURVED LINE IS ALSO TANGENT TO A LINE DRAWN 360 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27; THENCE NORTHEASTERLY ALONG SAID CURVED LINE 63.32 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF PULASKI ROAD 20 FEET TO A POINT ON A LINE 340 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID LAST DESCRIBED LINE TO THE POINT OF BEGINNING.

PARCEL 3A:

A PERPETUAL EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR THE USE OF TEN IDENTIFIED PARKING SPACES IN THE PARKING LOT, AS OUTLINED IN THE DRAWING ATTACHED THERETO AS EXHIBIT C AS SET FORTH IN PARKING EASEMENT

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AGREEMENT RECORDED JANUARY 8, 1988 AS DOCUMENT 88011102 OVER LOTS 9 AND 10 IN BLOCK 4 IN BELMONT GARDENS BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 4:

LOTS 7 TO 28 BOTH INCLUSIVE, 38 TO 45 BOTH INCLUSIVE, IN BLOCK 1 IN T. PARKERS RESUBDMISION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY

ILLINOIS.

PARCEL 5:

LOTS 1 TO 16, BOTH INCLUSIVE, AND THE NORTH HALF OF THE VACATED ALLEY SOUTH AND ADJOINING SAID LOTS, AND ALL OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 16 IN BLOCK 2 IN ERNST STOCK'S RESUBDMSION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF T. PARKER'S RESUBDMSION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STOCK'S RESUBDMSION, RECORDED OCTOBER 28, 1896 AS DOCUMENT 2457813 IN BOOK 71 OF PLATS PAGE 38, IN COOK COUNTY ILLINOIS.

PARCEL 6:

LOTS 21 TO 30, BOTH INCLUSIVE, AND THE SOUTH HALF OF THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS 21 TO 30, BOTH INCLUSIVE, IN BLOCK 2 IN ERNST STOCK'S RESUBDMSION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF T. PARKERS RESUBDMSION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STOCK'S RESUBDMSION RECORDED OCTOBER 28, 1896 AS DOCUMENT 2457813 IN BOOK 71 OF PLATS PAGE 38 IN COOK COUNTY ILLINOIS.

PARCEL 7:

LOTS 17, 18, 19 AND 20 IN BLOCK 2 IN ERNST STOCK'S RESUBDMSION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF PARKERS RESUBDMSION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

ALSO

THAT PART OF THE VACATED ALLEY NORTH AND ADJOINING LOTS 17 TO 20 BOTH INCLUSIVE LYING SOUTH OF THE CENTER LINE OF SAID ALLEY AND WEST OF THE

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EAST LINE OF SAID LOT 20 EXTENDING NORTH AND EAST OF THE WESTERLY LINE OF SAID LOT 17 EXTENDING IN COOK COUNTY ILLINOIS.

ALSO

THAT PART OF VACATED ALLEY WEST AND ADJOINING LOT 17 AND THE WESTERLY LINE OF SAID LOT 17 EXTENDED NORTHWESTERLY TO THE CENTER LINE OF EAST AND WEST VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS 17 TO 20 INCLUSIVE IN COOK COUNTY ILLINOIS.

PARCEL 8:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN CONSISTING OF A PART OF THE RIGHT OF WAY, 200 FEET WIDE, OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, TOGETHER

WITH A PART OF EACH OF LOTS 1 AND 2 IN BLOCK 9 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY LINE OF KEARSARGE AVENUE, SAID WESTERLY STREET LINE BEING ALSO THE EASTERLY LINE OF THE RIGHT OF WAY 200 FEET WIDE, OF SAID CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY, AT A POINT WHICH IS 330.83 FEET, MEASURED ALONG SAID STREET LINE, NORTHWESTERLY FROM THE POINT OF INTERSECTION OF SAID STREET LINE WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHEAST 1/4 OF SECTION 27 AND RUNNING THENCE SOUTHWARDLY ALONG A STRAIGHT LINE THE WESTERN TERMINUS OF WHICH STRAIGHT LINE IS A POINT 94.58 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY STREET LINE, AND 290.15 FEET, MEASURED PERPENDICULAR NORTH FROM SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4), A DISTANCE OF 76.37 FEET THENCE NORTHWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 65.52 FEET TO A POINT 90.03 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 126.90 FEET, TO A POINT 81.02 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE THENCE NORTHWESTWARDLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1332.53 FEET, A DISTANCE OF 182.96 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9 WHICH IS 85.80 FEET WEST FROM THE POINT OF INTERSECTION OF AN EASTWARD EXTENSION OF SAID NORTH BLOCK LINE WITH SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE EAST ALONG SAID NORTH BLOCK LINE AND ALONG AN EASTWARD EXTENSION THEREOF, A DISTANCE OF 85.80 FEET TO ITS INTERSECTION WITH SAID WESTERLY LINE OF KEARSARGE AVENUE AND THENCE SOUTHEASTWARDLY ALONG SAID WESTERLY LINE OF KEARSARGE AVENUE A DISTANCE OF 354.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PARCEL 9:

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LOTS 29, 30, 31, 32, 33, 34, 35, 36 AND 37 IN BLOCK 1 IN T. PARKER'S RESUBDMSION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST % OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

A PARCEL OF LAND IN THE NORTHEAST % OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID NORTHEAST % WITH THE WESTERLY LINE OF KEARSARGE AVENUE EXTENDED SOUTH, SAID WESTERLY STREET LINE BEING ALSO THE EASTERLY LINE OF THE RIGHT OF WAY 200 FEET WIDE OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY AND RUNNING THENCE NORTHWESTERLY ALONG SAID WESTERLY STREET LINE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 330.83 FEET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 95.45 FEET TO A POINT WHICH IS 94.48 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY STREET LINE AND 290.15 FEET MEASURED PERPENDICULARLY NORTH FROM SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 26.35 FEET TO A POINT WHICH IS 96.38 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 271.90 FEET TO A

POINT 75.24 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 21.64 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ WHICH IS 73.95 FEET WEST FROM THE POINT OF BEGINNING AND THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF SAID NORTHEAST $\frac{1}{4}$ A DISTANCE 73.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINS:

13-27-219-033
13-27-229-004
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