



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB5440

Introduced 1/31/2022, by Rep. Rita Mayfield

SYNOPSIS AS INTRODUCED:

735 ILCS 30/25-5-85 new

Amends the Eminent Domain Act. Provides that quick-take proceedings may be used for a period of no more than 2 years after the effective date by Calumet City for the acquisition of certain described property for the purpose of economic development. Repeals the Section 3 years after the effective date. Effective immediately.

LRB102 20945 LNS 29837 b

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Eminent Domain Act is amended by adding
5 Section 25-5-85 as follows:

6 (735 ILCS 30/25-5-85 new)

7 Sec. 25-5-85. Quick-take; Calumet City.

8 (a) Quick-take proceedings under Article 20 may be used
9 for a period of no more than 2 years after the effective date
10 of this amendatory Act of the 102nd General Assembly by
11 Calumet City for the acquisition of the following described
12 property for the purpose of economic development:

13 P.I.N. 29-24-200-072

14 P.I.N. 29-24-200-073

15 PARCEL 1:

16 ALL OF LOT 9 IN VENTURE URBAN SUBDIVISION, BEING A
17 RESUBDIVISION OF LOT 3 (EXCEPTING THEREFROM THAT PART TAKEN
18 FOR ADDITIONAL RIGHT-OF-WAY FOR 159TH STREET IN CASE NUMBER
19 80L10506 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) AND
20 LOT 4 OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT
21 NUMBER 2, A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF

1 SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD
2 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE
3 PLAT OF SAID VENTURE URBAN SUBDIVISION RECORDED JULY 22, 1981
4 AS DOCUMENT 25944971.

5 THAT PART OF LOT 10 DESCRIBED AS FOLLOWS: ALSO COMMENCING ON
6 THE NORTHERNMOST POINT OF LOT 10; THENCE SOUTH 61 DEGREES 37
7 MINUTES 08 SECONDS WEST 244.81 FEET ALONG THE NORTHERLY LINE
8 OF LOT 10 TO A PLACE OF BEGINNING, THENCE CONTINUING SOUTH 61
9 DEGREES 37 MINUTES 08 SECONDS WEST 356.00 FEET TO A CORNER OF
10 LOT 10; THENCE SOUTH 28 DEGREES 22 DEGREES 52 MINUTES EAST
11 42.00 FEET; THENCE NORTH 61 DEGREES 37 MINUTES 08 SECONDS EAST
12 356.00 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 52 SECONDS
13 WEST 42.00 FEET TO THE PLACE OF BEGINNING, ALL IN LOT 10 IN
14 VENTURE URBAN SUBDIVISION, A RESUBDIVISION OF LOT 3 (EXCEPTING
15 THEREFROM THAT PART TAKEN FOR ADDITIONAL RIGHT-OF-WAY FOR
16 159TH STREET IN CASE NUMBER 80L10516 IN CIRCUIT COURT OF COOK
17 COUNTY, ILLINOIS) AND LOT 4 IN RESUBDIVISION OF LOT 2 IN RIVER
18 OAKS WEST UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTHEAST
19 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE
20 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

21 PARCEL 2:
22 THE RECIPROCAL AND NON-EXCLUSIVE EASEMENT, PRIVILEGES OF
23 INGRESS AND EGRESS, PARKING AND FOR UTILITY AND MAINTENANCE
24 PURPOSES CREATED AND GRANTED AS AN APPURTENANCE TO PARCEL 1

1 ABOVE BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL
2 EASEMENT AGREEMENT DATED AS OF THE 10TH DAY OF AUGUST 1973 BY
3 AND BETWEEN THE MAY DEPARTMENT STORES COMPANY AND AMERICAN
4 NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING
5 ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER
6 21, 1964 AND KNOWN AS TRUST NUMBER 21073, RECORDED ON AUGUST
7 10, 1973 AS DOCUMENT NUMBER 22460033 AS AMENDED BY THE FIRST
8 AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT
9 AGREEMENT RECORDED JULY 24, 1981 AS DOCUMENT 25948606 AND AS
10 AMENDED BY SECOND AMENDMENT RECORDED AS DOCUMENT 27499192 AT
11 THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS
12 AMENDED AND SUPPLEMENTED IN, ON, OVER, UPON, AND UNDER CERTAIN
13 ADJOINING REAL PROPERTY THEREIN MORE PARTICULARLY DESCRIBED,
14 TOGETHER WITH ALL THE RIGHTS, POWERS, AND PRIVILEGES AND
15 BENEFITS UNDER SAID EASEMENTS AGREEMENT ACCORDING TO THE OWNER
16 OF SAID PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND
17 ASSIGNS, AND FURTHER AMENDED BY THIRD AMENDMENT TO
18 CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT
19 DATED AS OF NOVEMBER 3, 1992 AND RECORDED NOVEMBER 24, 1992 AS
20 DOCUMENT NUMBER 92883834, ALL IN COOK COUNTY, ILLINOIS.

21 P.I.N. 29-24-200-089

22 THAT PART OF LOTS 1 AND 10 IN VENTURE URBAN SUBDIVISION, BEING
23 A RESUBDIVISION OF LOT 3 (EXCEPTING THEREFROM THAT PART TAKEN
24 FOR ADDITIONAL RIGHT OF WAY FOR 159th STREET IN CASE NUMBER 80

1 L 10516 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS) AND ALSO LOT
2 4 OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NUMBER
3 2 IN PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36
4 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
5 ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1981, AS
6 DOCUMENT NUMBER 25944971, DESCRIBED AS FOLLOWS: COMMENCING AT
7 THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 10; THENCE
8 SOUTH 71° EAST 148.05 FEET TO A CORNER OF SAID LOT 10 FOR A
9 POINT OF BEGINNING; THENCE NORTH 61°37'08" EAST 398.14 FEET TO
10 A CORNER OF SAID LOT 10; THENCE NORTH 28°22'52" WEST 235.32
11 FEET; THENCE NORTH 61°37'08" EAST 356.00 FEET; THENCE NORTH
12 28°22'52" WEST 42.00 FEET TO THE NORTHWEST LINE OF SAID LOT 10;
13 THENCE NORTH 61°37'08" EAST, ALONG SAID NORTHWEST LINE, 244.84
14 FEET TO A CORNER OF SAID LOT 10; THENCE ALONG THE PERIMETER
15 LINE OF SAID LOT 10 FOR THE FOLLOWING NINE COURSES: SOUTH
16 0°00'56" EAST 256.73 FEET; NORTH 89°59'04" EAST 41.50 FEET;
17 SOUTH 0°00'56" EAST 257.95 FEET; SOUTHWESTERLY, ALONG A CURVE
18 CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 418.47 FEET AND
19 A 155.37 FOOT CHORD BEARING SOUTH 10°40'54" WEST, AN ARC
20 DISTANCE OF 156.28 FEET; SOUTH 21°22'55" WEST 116.67;
21 SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST AND
22 HAVING A RADIUS OF 347.14 FEET AND A 29.66 FOOT CHORD BEARING
23 SOUTH 18°55'02" WEST, AN ARC DISTANCE OF 156.28 FEET;
24 SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST AND
25 HAVING A RADIUS OF 35.00 FEET AND A 54.20 FOOT CHORD BEARING
26 SOUTH 35°01'11" EAST, AN ARC DISTANCE OF 61.99 FEET; SOUTH

1 89°05'59" EAST 182.62 FEET; AND NORTH 0°54'02" EAST 32.51 FEET
2 TO THE SOUTHWEST CORNER OF THE SOUTH 2.00 FEET OF THE EAST
3 16.00 FEET OF SAID LOT 1; THENCE NORTH 0°00'56" WEST, PARALLEL
4 TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET; THENCE
5 NORTH 89°59'03" EAST, PARALLEL TO A SOUTH LINE OF SAID LOT 1, A
6 DISTANCE OF 16.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE
7 SOUTH 0°00'56" EAST, ALONG SAID EAST LINE, 2.00 FEET TO A
8 SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO A NORTHEAST CORNER
9 OF SAID LOT 10; THENCE CONTINUING SOUTH 0°00'56" EAST, ALONG
10 THE EAST LINE OF SAID LOT 10, A DISTANCE OF 12.00 FEET TO A
11 BEND POINT; THENCE SOUTH 2°53'25" EAST, ALONG SAID EAST LINE
12 82.35 FEET TO THE NORTHERLY SOUTHEAST CORNER OF SAID LOT 10;
13 THENCE NORTH 89°59'04" WEST, ALONG A SOUTH LINE OF SAID LOT 10,
14 FOR A DISTANCE OF 240.00 FEET; THENCE SOUTH 1°37'05" EAST,
15 ALONG AN EAST LINE OF SAID LOT 184.07 FEET TO A POINT ON THE
16 SOUTHEAST AND NORTHWEST EXTENSIONS THEREOF 353.28 FEET TO A
17 POINT THAT IS 9.00 FEET (MEASURED ALONG SAID NORTHWEST
18 EXTENSION) NORTHWEST OF A CORNER OF SAID BUILDING, THENCE
19 NORTH 16°53'06" EAST, PERPENDICULAR TO A SOUTHWEST WALL OF
20 SAID BUILDING 16.04 FEET TO SAID SOUTHWEST WALL; THENCE NORTH
21 73°06'54" WEST, ALONG SAID WALL AND ALONG SEAM BETWEEN TWO
22 BUILDINGS 383.96 FEET TO A NORTHWEST WALL OF SAID BUILDING;
23 THENCE NORTH 16°33'58" EAST, ALONG SAID WALL AND THE NORTHEAST
24 EXTENSION THEREOF 139.91 FEET TO A POINT ON THE SOUTHEAST
25 EXTENSION OF A NORTH LINE OF SAID LOT 10; THENCE NORTH 71°0'0"
26 WEST, ALONG SAID EXTENSION AND LINE, 48.69 FEET TO THE POINT OF

1 BEGINNING IN COOK COUNTY, ILLINOIS. RECIPROCAL AND
2 NON-EXCLUSIVE EASEMENTS FOR THE USE, FOR INGRESS AND EGRESS,
3 PARKING AND FOR UTILITY AND MAINTENANCE PURPOSES, IN, ON,
4 OVER, UPON AND UNDER PORTIONS OF LOT 9 IN VENTURE URBAN
5 SUBDIVISION AS DESCRIBED AND CREATED AND GRANTED IN AND BY
6 THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT
7 AGREEMENT DATED AUGUST 20, 1973 BY AND BETWEEN THE MAY
8 DEPARTMENT STORES COMPANY AND AMERICAN NATIONAL BANK AND TRUST
9 COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE
10 UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS
11 TRUST NUMBER 21073 RECORDED AUGUST 30, 1973 AND DOCUMENT
12 22460033 AND AS AMENDED BY DOCUMENT NUMBER 25948606 AND AS
13 FURTHER AMENDED BY DOCUMENT NUMBER 27499192 AND THE TERMS AND
14 CONDITIONS THEREIN CONTAINED.

15 P.I.N. 29-24-200-088

16 PARCEL 1:

17 THAT PART OF LOT 10 IN VENTURE URBAN SUBDIVISION, BEING A
18 RESUBDIVISION OF LOT 3 AND ALSO LOT 4 OF THE RESUBDIVISION OF
19 LOT 2 IN RIVER OAKS WEST UNIT NUMBER 2 IN PART OF THE NORTHEAST
20 QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE
21 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
22 RECORDED JULY 22, 1981, AS DOCUMENT NUMBER 25944971, DESCRIBED
23 AS FOLLOWS:

1 BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT
2 10; THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A
3 NORTH LINE OF SAID LOT 10 AND THE SOUTHEAST EXTENSION THEREOF,
4 196.74 FEET TO A POINT ON THE NORTHEAST EXTENSION OF THE
5 NORTHWEST WALL OF A BLOCK BUILDING; THENCE SOUTH 16 DEGREES 33
6 MINUTES 58 SECONDS WEST, ALONG SAID EXTENSION AND WALL, 139.91
7 FEET TO A SEAM BETWEEN TWO BUILDINGS; THENCE SOUTH 73 DEGREES
8 06 MINUTES 54 SECONDS EAST, ALONG SAID SEAM AND ALONG A
9 SOUTHWEST WALL OF A BLOCK BUILDING, 383.96 FEET; THENCE SOUTH
10 16 DEGREES 53 MINUTES 06 SECONDS WEST, PERPENDICULAR TO SAID
11 WALL, 16.04 FEET TO A POINT ON THE NORTHWEST EXTENSION OF A
12 SOUTHWEST WALL THAT IS 9.00 FEET (MEASURED ALONG SAID
13 EXTENSION) NORTHWEST OF A CORNER OF SAID BUILDING; THENCE
14 SOUTH 73 DEGREES 20 MINUTES 13 SECONDS EAST, ALONG SAID WALL
15 AND THE NORTHWEST AND SOUTHEAST EXTENSIONS THEREOF, 353.28
16 FEET TO AN EAST LINE OF SAID LOT 10; THENCE SOUTH 1 DEGREE 37
17 MINUTES 05 SECONDS EAST, ALONG SAID EAST LINE, 498.75 FEET TO A
18 CORNER OF SAID LOT 10; THENCE NORTHERLY AND WESTERLY, ALONG
19 THE PERIMETER OF SAID LOT 10 FOR FOLLOWING SIX COURSES: SOUTH
20 87 DEGREES 11 MINUTES, 34 SECONDS WEST 67.92 FEET;
21 NORTHWESTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST AND
22 HAVING A RADIUS OF 1714.53 FEET AND A 615.26 FOOT CHORD BEARING
23 NORTH 82 DEGREES 28 MINUTES 15 SECONDS WEST, AN ARC DISTANCE OF
24 618.61 FEET; NORTHWESTERLY, ALONG A CURVE CONCAVE TO THE
25 NORTHEAST AND HAVING A RADIUS OF 606.98 FEET AND A 223.08 FOOT
26 CHORD BEARING NORTH 61 DEGREES WEST, AN ARC DISTANCE OF 224.35

1 FEET; NORTHWESTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST
2 AND HAVING A RADIUS OF 294.86 FEET AND A 319.35 FOOT CHORD
3 BEARING NORTH 18 DEGREES 09 MINUTES 55 SECONDS WEST, AN ARC
4 DISTANCE OF 337.47 FEET; NORTH 14 DEGREES 37 MINUTES 08
5 SECONDS EAST 400.61 FEET; AND NORTHEASTERLY, ALONG A CURVE
6 CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 640.00 FEET AND
7 51.42 FOOT CHORD BEARING NORTH 12 DEGREES 18 MINUTES 59
8 SECONDS EAST, AN ARC DISTANCE OF 51.44 FEET; TO THE POINT OF
9 BEGINNING; IN COOK COUNTY, ILLINOIS.

10 ALSO DESCRIBED AS:

11 THAT PART OF LOT 10 IN VENTURE URBAN SUBDIVISION, A
12 RESUBDIVISION OF LOT 3 AND LOT 4 IN THE RESUBDIVISION OF LOT 2
13 IN RIVER OAKS WEST UNIT NO. 2, A SUBDIVISION OF PART OF THE
14 NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14
15 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS
16 SHOWN ON THE PLAT OF VENTURE URBAN SUBDIVISION RECORDED JULY
17 22, 1981 IN THE COOK COUNTY, ILLINOIS RECORDERS OFFICE AS
18 DOCUMENT NO. 25944971, DESCRIBED AS FOLLOWS:

19 BEGINNING AT A ONE INCH DIAMETER IRON PIPE FOUND AT THE
20 NORTHWESTERLY MOST CORNER OF SAID LOT 10 AND ON THE EASTERLY
21 RIGHT-OF-WAY LINE OF RING ROAD AS DEDICATED IN DOCUMENT NO.
22 23247687 AND RECORDED OCTOBER 7, 1975 IN THE COOK COUNTY,
23 ILLINOIS RECORDERS OFFICE; SAID POINT IS ALSO THE

1 SOUTHEASTERLY MOST CORNER OF LOT 9 IN SAID VENTURE URBAN
2 SUBDIVISION; THENCE SOUTH 71 DEGREES 49 MINUTES 51 SECONDS
3 EAST, ALONG THE NORTH LINE OF SAID LOT 10 AND THE EASTERLY
4 EXTENSION THEREOF, 196.96 FEET; THENCE SOUTH 15 DEGREES 46
5 MINUTES 20 SECONDS WEST, TO AND ALONG THE WESTERLY MOST FACE OF
6 AN EXISTING BUILDING, 139.96 FEET TO THE CORNER OF SAID
7 BUILDING; THENCE SOUTH 74 DEGREES 11 MINUTES 00 SECONDS EAST,
8 ALONG THE SOUTHERLY MOST FACE OF SAID BUILDING AND THE
9 EASTERLY EXTENSION THEREOF 274.69 FEET; THENCE SOUTH 15
10 DEGREES 49 MINUTES 17 SECONDS WEST ALONG THE FACE OF THE
11 BUILDING, 1.25 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 00
12 SECONDS EAST ALONG THE FACE OF SAID BUILDING, 109.28 FEET;
13 THENCE SOUTH 15 DEGREES 49 MINUTES 17 SECONDS WEST, ALONG THE
14 FACE OF A BUILDING, 16.03 FEET; THENCE SOUTH 74 DEGREES 11
15 MINUTES 00 SECONDS EAST ALONG SAID BUILDING, 106.63 FEET;
16 THENCE SOUTH 15 DEGREES 41 MINUTES 14 SECONDS WEST ALONG SAID
17 BUILDING, 0.60 FEET; THENCE SOUTH 74 DEGREES 11 MINUTES 00
18 SECONDS EAST AND PARALLEL WITH SAID EXTENDED BUILDING LINE, A
19 DISTANCE OF 246.12 FEET TO A POINT ON THE EAST LINE OF SAID LOT
20 10 AND THE WEST LINE OF LOT 1 OF RIVER OAKS WEST UNIT NO. 2,
21 BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF
22 SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD
23 PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE PITTSBURGH,
24 CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD, ALL IN COOK
25 COUNTY, ILLINOIS; THENCE SOUTH 02 DEGREES 22 MINUTES 46
26 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST

1 LINE OF LOT 1 AND ALONG THE WEST LINE LOT 5 IN THE
2 RESUBDIVISION OF LOT 2 IN SAID RIVER OAKS WEST UNIT NO. 2,
3 RECORDED AS DOCUMENT NO. 22596794 ON JANUARY 16, 1974 IN COOK
4 COUNTY, ILLINOIS, A DISTANCE OF 500.19 FEET TO THE SOUTHEAST
5 CORNER OF SAID LOT 10, THE SOUTHWEST CORNER OF SAID LOT 5 AND
6 BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID RING ROAD; THENCE
7 SOUTH 86 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE
8 SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 67.92 FEET, TO THE
9 POINT OF CURVATURE OF A TANGENT CURVE; THENCE NORTHWESTERLY
10 ALONG SAID CURVE TO THE RIGHT AND THE SOUTHERLY LINE OF SAID
11 LOT 10, A DISTANCE OF 618.61 FEET HAVING A RADIUS OF 1,714.51
12 FEET (RECORD RADIUS = 1,714.53 FEET) AND A CHORD DISTANCE OF
13 615.26 FEET BEARING NORTH 83 DEGREES 18 MINUTES 07 SECONDS
14 WEST TO THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT
15 CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND
16 THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 224.01
17 FEET (RECORD DISTANCE = 224.35 FEET), HAVING A RADIUS OF
18 606.98 FEET AND A CHORD DISTANCE OF 222.74 FEET BEARING NORTH
19 62 DEGREES 12 MINUTES 34 SECOND WEST TO THE POINT OF CURVATURE
20 OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE
21 TO THE RIGHT AND THE SOUTHWESTERLY LINE OF SAID LOT 10, A
22 DISTANCE OF 337.47 FEET, HAVING A RADIUS OF 294.86 FEET, A
23 CHORD DISTANCE OF 319.35 FEET BEARING NORTH 18 DEGREES 59
24 MINUTES 59 SECONDS WEST; THENCE NORTH 13 DEGREES 47 MINUTES 17
25 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 10 A DISTANCE
26 OF 400.61 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE;

1 THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND THE
2 WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 51.44 FEET, HAVING
3 A RADIUS OF 640.54 FEET (RECORD RADIUS = 640.00 FEET) AND A
4 CHORD DISTANCE OF 51.43 FEET BEARING NORTH 11 DEGREES 29
5 MINUTES 14 SECONDS EAST, TO THE POINT OF BEGINNING AND
6 CONTAINING 13.512 ACRES (588,607.51 SQUARE FEET).

7 PARCEL 2:

8 RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF
9 PARCEL 1 FOR THE USE, FOR INGRESS AND EGRESS, PARKING AND FOR
10 UTILITY AND MAINTENANCE PURPOSES, IN, ON, OVER, UPON AND UNDER
11 PORTIONS OF LOT 9 IN VENTURE URBAN SUBDIVISION AS DESCRIBED
12 AND CREATED AND GRANTED IN AND BY THAT CERTAIN CONSTRUCTION,
13 OPERATION, AND RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 20,
14 1973 BY AND BETWEEN THE MAY DEPARTMENT STORES COMPANY AND
15 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A
16 NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT
17 DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 21073
18 RECORDED AUGUST 30, 1973 AND DOCUMENT 22460033 AND AS AMENDED
19 BY DOCUMENT NUMBER 25948606 AND AS FURTHER AMENDED BY DOCUMENT
20 NUMBER 27499192.

21 PARCEL 3:

22 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED
23 BY EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND
24 ("ECR") RECORDED OCTOBER 9, 2008 AS DOCUMENT 0828318086.

1 P.I.N. 30-19-100-129

2 P.I.N. 30-19-100-135

3 P.I.N. 30-19-100-112

4 P.I.N. 30-19-300-006

5 PARCEL 1:

6 THAT PART OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 36
7 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH
8 LIES NORTH AND EAST OF THE MARGIN OF THE LITTLE CALUMET RIVER,
9 EXCEPTING THEREFROM THE FOLLOWING:

10 (A) THE EAST 660 FEET OF SAID NORTH WEST QUARTER;

11 (B) THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH
12 SOUTH OF A LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF THE
13 NORTH LINE OF SAID QUARTER AND WEST OF A LINE 300 FEET EAST
14 OF AND PARALLEL TO THE EAST LINE OF TORRENCE AVENUE;

15 (C) THAT PART TAKEN, USED OR DEDICATED FOR TORRENCE
16 AVENUE, INCLUDING BUT NOT LIMITED TO, THAT PART TAKEN IN
17 ORDER VESTING TITLE RECORDED OCTOBER 4, 2016 AS DOCUMENT
18 NO. 1627816040;

19 (D) THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE
20 COMPANY OF NORTHERN ILLINOIS BY DEEDS DULY RECORDED JULY
21 24, 1926 AS DOCUMENTS 9349854 AND 9350297;

22 (E) THAT PART OF SAID NORTH WEST QUARTER DESCRIBED AS
23 FOLLOWS:

24 COMMENCING AT THE NORTH WEST CORNER OF SAID QUARTER; THENCE

1 SOUTH ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 230
2 FEET; THENCE EASTERLY ON A LINE PARALLEL TO THE NORTH LINE OF
3 SAID QUARTER, A DISTANCE OF 250 FEET; THENCE NORTH A DISTANCE
4 OF 230 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER;
5 THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 250 FEET TO
6 THE POINT OF BEGINNING.

7 (F) THAT PART OF SAID NORTH WEST QUARTER OF SECTION
8 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
9 PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
10 BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF SAID
11 NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES 50
12 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF SAID
13 NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE NORTH 44
14 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 260.28 FEET;
15 THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE
16 OF 59.87 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS
17 WEST A DISTANCE OF 519.21 FEET; THENCE SOUTH 45 DEGREES 17
18 MINUTES 30 SECONDS WEST A DISTANCE OF 24.00 FEET; THENCE NORTH
19 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 110.00
20 FEET; THENCE SOUTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A
21 DISTANCE OF 10.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30
22 SECONDS WEST A DISTANCE OF 615.00 FEET; THENCE NORTH 0 DEGREES
23 17 MINUTES 30 SECONDS EAST ON A LINE PERPENDICULAR TO THE NORTH
24 LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO
25 THE NORTH LINE OF SAID NORTH WEST QUARTER, THENCE SOUTH 89
26 DEGREES 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID

1 NORTH WEST QUARTER A DISTANCE OF 1055.93 FEET TO THE PLACE OF
2 BEGINNING.

3 (G) THAT PART OF THE NORTH WEST QUARTER OF SECTION 19,
4 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL
5 MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED
6 AS FOLLOWS:

7 COMMENCING AT THE NORTH WEST CORNER OF SAID SECTION; THENCE
8 SOUTH ALONG THE WEST LINE OF SAID NORTH WEST QUARTER, A
9 DISTANCE OF 1284 FEET TO A POINT; THENCE EAST 71.05 FEET
10 (MEASURED AT RIGHT ANGLE) TO A POINT ON THE EAST LINE OF
11 TORRENCE AVENUE, SAID POINT BEING THE POINT OF BEGINNING;
12 THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE A
13 DISTANCE OF 5 FEET TO A POINT; THENCE SOUTH ALONG A LINE
14 PARALLEL TO AND DISTANT 5 FEET FROM SAID EAST LINE OF TORRENCE
15 AVENUE A DISTANCE OF 316.00 FEET TO A POINT; THENCE WEST,
16 FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE A
17 DISTANCE OF 5 FEET TO A POINT ON SAID EAST LINE OF TORRENCE
18 AVENUE; THENCE NORTH A DISTANCE OF 316.00 FEET TO THE POINT OF
19 BEGINNING;

20 (H) THAT PART OF THE NORTH WEST QUARTER OF SECTION 19,
21 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL
22 MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED
23 AS FOLLOWS:

24 COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH WEST
25 QUARTER; THENCE EAST A DISTANCE OF 250 FEET TO A POINT; THENCE
26 SOUTH A DISTANCE OF 30 FEET (MEASURED AT RIGHT ANGLE) TO A

1 POINT ON THE SOUTH LINE OF 159TH STREET, SAID POINT BEING THE
2 POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE LAST
3 DESCRIBED COURSE A DISTANCE OF 30 FEET TO A POINT; THENCE EAST
4 ALONG A LINE PARALLEL TO AND DISTANCE 60 FEET FROM THE NORTH
5 LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 722.77 FEET TO A
6 POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE
7 LAST DESCRIBED COURSE, A DISTANCE OF 30 FEET TO A POINT ON SAID
8 EAST LINE OF 159TH STREET; THENCE WEST A DISTANCE OF 722.77
9 FEET TO THE POINT OF BEGINNING;

10 (I) THAT PART OF THE NORTHWEST QUARTER OF SECTION 19,
11 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL
12 MERIDIAN, BEING THE NORTH 150 FEET OF THE SOUTH 600 FEET OF
13 THE WEST 150 FEET OF THE EAST 810 FEET OF SAID QUARTER
14 SECTION, ALL IN COOK COUNTY, ILLINOIS.

15 (J) LOT 1 OF CALUMET SONIC SUBDIVISION, BEING A
16 SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION
17 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
18 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
19 NOVEMBER 5, 2010 AS DOCUMENT NO. 1030934049, IN COOK
20 COUNTY, ILLINOIS.

21 PARCEL 2:

22 EASEMENT FOR INGRESS AND EGRESS AND COMMON USE OF PARKING
23 OVER, UNDER, AND ACROSS THOSE PORTIONS OF THE FOLLOWING
24 DESCRIBED LAND:

1 THAT PART OF SAID NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 36
2 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED
3 AND DESCRIBED AS FOLLOWS:

4 BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF SAID
5 NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES 50
6 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF SAID
7 NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE NORTH 44
8 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 260.28 FEET;
9 THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE
10 OF 59.87 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS
11 WEST A DISTANCE OF 519.21 FEET; THENCE NORTH 45 DEGREES 17
12 MINUTES 30 SECONDS WEST A DISTANCE OF 24.00 FEET; THENCE NORTH
13 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 110.00
14 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A
15 DISTANCE OF 10.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30
16 SECONDS WEST A DISTANCE OF 615.00 FEET; THENCE NORTH 0 DEGREES
17 17 MINUTES 30 SECONDS EAST ON A LINE PERPENDICULAR TO THE NORTH
18 LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO
19 THE NORTH LINE OF SAID NORTH WEST QUARTER; THENCE SOUTH 89
20 DEGREES 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID
21 NORTH WEST QUARTER, A DISTANCE OF 1055.93 FEET TO THE PLACE OF
22 BEGINNING; EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF AND
23 ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED IN DEED
24 FROM SEARS ROEBUCK AND COMPANY, TO THE STATE OF ILLINOIS,
25 DEPARTMENT OF PUBLIC WORKS AND BUILDING DATED AUGUST 29, 1966,

1 AND RECORDED SEPTEMBER 28, 1966 AS DOCUMENTED NUMBER 19955757
2 AND FILED SEPTEMBER 28 1966 AS DOCUMENTED NUMBER LR2294057, IN
3 COOK COUNTY, ILLINOIS.

4 AS CREATED BY OPERATING AGREEMENT DATED JUNE 23, 1965, A
5 MEMORANDUM OF WHICH WAS RECORDED JULY 22, 1965 AS DOCUMENT
6 NUMBER 19534723, AS AMENDED BY AMENDMENT DATED JUNE 15, 1984,
7 A MEMORANDUM OF WHICH WAS RECORDED AUGUST 27, 1984 AS DOCUMENT
8 NUMBER 27229390, AND SECONDS AMENDMENT DATED FEBRUARY 3, 1933,
9 A MEMORANDUM OF WHICH WAS RECORDED MARCH 2, 1933 AS DOCUMENT
10 NUMBER 93154148.

11 PARCEL 3:

12 THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH SOUTH OF A
13 LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF THE NORTH LINE OF
14 SAID QUARTER AND WEST OF A LINE 300 FEET EAST OF AND PARALLEL
15 TO THE EAST LINE OF TORRENCE AVENUE;

16 EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE
17 STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS
18 RECORDED AS DOCUMENT NO. 19940215.

19 AND EXCEPTING THAT PART OF THE LAND TAKEN IN CONDEMNATION CAST
20 NO. 14 L 050215.

21 PARCEL 7:

1 NOTE: THIS LEGAL DESCRIPTION IS FOR INFORMATIONAL PURPOSES
2 ONLY AND SHOULD NOT BE USED IN LEGAL DOCUMENTS. WE MUST BE
3 PROVIDED AN ACCEPTABLE ALTA SURVEY AND THIS COMMITMENT IS
4 SUBJECT TO ANY FURTHER EXCEPTIONS AS MAY BE DEEMED NECESSARY.

5 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36
6 NORTH, RANGE 15 EAST ON THE THIRD PRINCIPAL MERIDIAN LYING
7 EAST OF THE LITTLE CALUMET RIVER AND WEST OF THE NORTH LINE OF
8 THE PUBLIC SERVICE COMPANY OF ILLINOIS AS ESTABLISHED IN DEED
9 8393986 FALLING IN THE FOLLOWING DESCRIBED LANDS:

10 COMMENCING AT A POINT WHICH IS 10 CHAINS WEST OF THE NORTHEAST
11 CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, IN
12 TOWNSHIP 36, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;
13 THENCE WEST 11 CHAINS AND 34 LINKS; THENCE SOUTH 33 CHAINS AND
14 75 LINKS TO THE MARGIN OF THE CALUMET RIVER; THENCE ALONG THE
15 MARGIN OF SAID RIVER IN AN EASTERLY DIRECTION UNTIL IT
16 INTERSECTS A LINE RUNNING NORTH AND SOUTH OF THE PLACE OF
17 BEGINNING; THENCE NORTH 40 CHAINS TO THE PLACE OF BEGINNING,
18 ALSO KNOWN AS LOT 2 OF A SUBDIVISION OF SAID NORTHWEST QUARTER
19 FRACTIONAL SECTION, SITUATED IN THE TOWN OF THORNTON IN THE
20 COUNTY OF COOK, IN THE STATE OF ILLINOIS.

21 PARCEL 8:

22 RIGHTS AND EASEMENTS AS GRANTED IN THE OPERATING AGREEMENT

1 BETWEEN SEARS, ROEBUCK AND COMPANY AND LASALLE NATIONAL BANK
2 UNDER TRUST NUMBER 30703, GOVERNING FUTURE DEVELOPMENT AND USE
3 OF THE PROPERTY AFFECTED THEREBY, AND PROVIDING FOR INGRESS
4 AND EGRESS BETWEEN THE AFFECTED PARCELS AND FOR UTILITY
5 EASEMENTS, A MEMORANDUM OF WHICH AGREEMENT WAS RECORDED JULY
6 22, 1965 AS DOCUMENT NUMBER 19534723 AND REGISTERED JULY 22,
7 1965 AS DOCUMENT LR2220909.

8 AMENDMENT TO SAID OPERATING AGREEMENT BETWEEN THE PARTIES
9 ABOVE MENTIONED, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 27,
10 1984 AS DOCUMENT 27229390 AND REGISTERED AUGUST 27, 1984 AS
11 DOCUMENT LR3390805.

12 MEMORANDUM OF SECOND AMENDMENT TO OPERATING AGREEMENT DATED
13 FEBRUARY 03, 1993 AND RECORDED MARCH 02, 1993 AS DOCUMENT
14 NUMBER 93154148.

15 (b) This Section is repealed 3 years after the effective
16 date of this amendatory Act of the 102nd General Assembly.

17 Section 99. Effective date. This Act takes effect upon
18 becoming law.