

#22399
Intro Date
April 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1001-1235 W. 119th Street and 1000-1234 W. 120th Street, Chicago, Illinois

2. Ward Number that property is located in: 21

3. APPLICANT West Pullman Development Partners, LLC

ADDRESS 77 W. Washington Street, Suite 405 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773-721-3400

EMAIL lwalker@dl3realty.com CONTACT PERSON Leon Walker

4. Is the applicant the owner of the property? YES NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Please see attached Exhibit A for ownership information.

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Mariah DiGrino - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7261 FAX (312) 251-5833 EMAIL mariah.digrino@us.dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: _____
Please see attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? See Exhibit
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: PMD 10 Proposed Zoning District: Industrial Planned Development
10. Lot size in square feet (or dimensions): 1,062,050 sf (24.381 acres)
11. Current Use of the Property: Vacant land formerly used for industrial purposes
12. Reason for rezoning the property: Mandatory amendment pursuant to 17-8-0511-A (industrial development in M district with a net site area of 10 acres or more).
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The Applicant seeks to rezone the subject property from the Planned Manufacturing District 10 to an Industrial Planned Development to allow redevelopment of the site with a 413,400 square-foot speculative light industrial facility. The building will contain accessory office space allowing the building to be divisible for individual tenants. The facility will include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and 2 at-grade loading doors.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

Administrative Adjustment 17-13-1003: _____

Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ______
NO ______

COUNTY OF COOK
STATE OF ILLINOIS

Leon I. Walker, authorized signatory of **West Pullman Development Partners, LLC**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

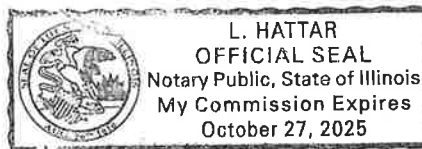


Signature of Applicant

Subscribed and Sworn to before me this
27th day of March, 2024



Notary Public



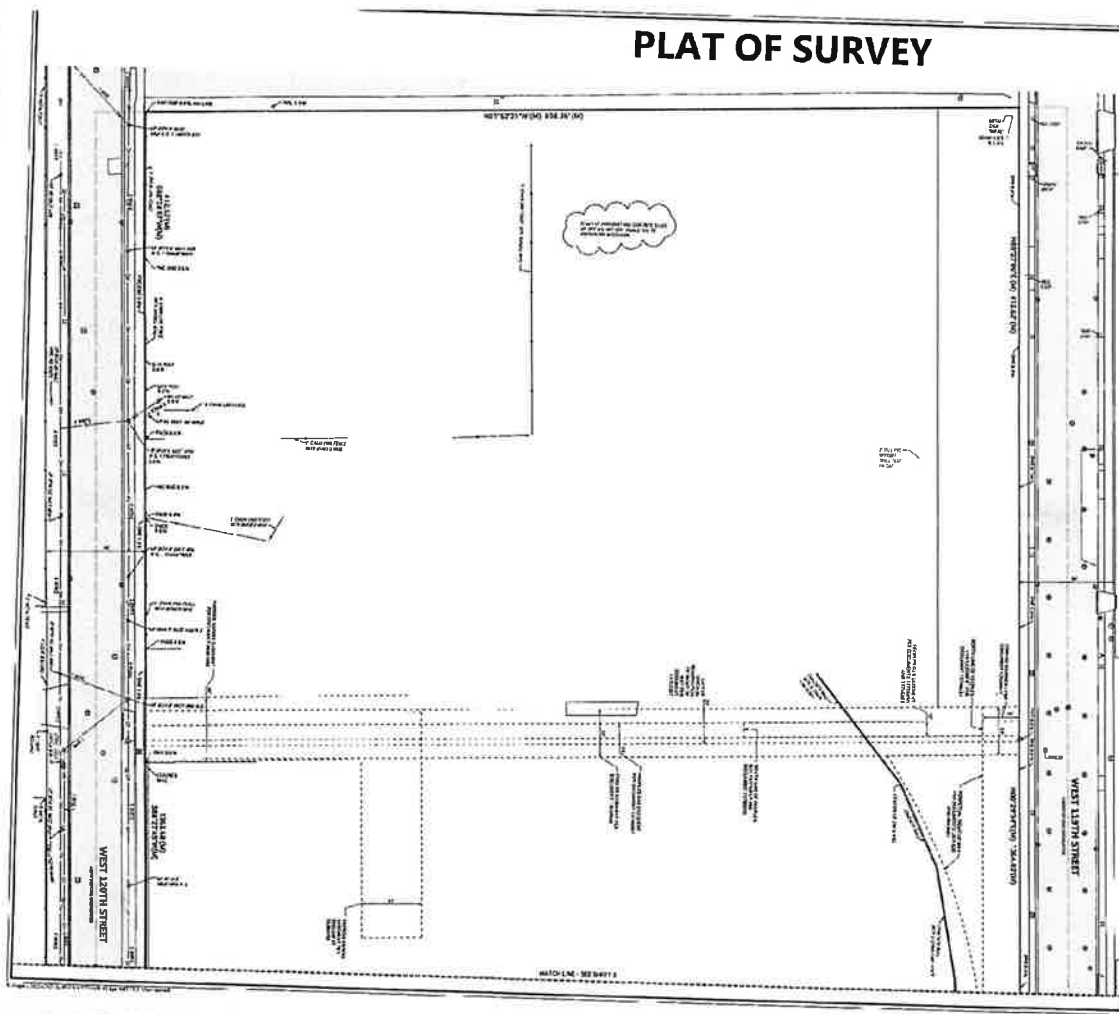
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



LEGEND	
	100' EASEMENT
	50' EASEMENT
	25' EASEMENT
	10' EASEMENT
	5' EASEMENT
	2' EASEMENT
	1' EASEMENT
	6\"/>
	3\"/>
	1\"/>
	1/2\"/>
	1/4\"/>
	1/8\"/>
	1/16\"/>
	1/32\"/>
	1/64\"/>
	1/128\"/>
	1/256\"/>
	1/512\"/>
	1/1024\"/>
	1/2048\"/>
	1/4096\"/>
	1/8192\"/>
	1/16384\"/>
	1/32768\"/>
	1/65536\"/>
	1/131072\"/>
	1/262144\"/>
	1/524288\"/>
	1/1048576\"/>
	1/2097152\"/>
	1/4194304\"/>
	1/8388608\"/>
	1/16777216\"/>
	1/33554432\"/>
	1/67108864\"/>
	1/134217728\"/>
	1/268435456\"/>
	1/536870912\"/>
	1/1073741824\"/>
	1/2147483648\"/>
	1/4294967296\"/>
	1/8589934592\"/>
	1/17179869184\"/>
	1/34359738368\"/>
	1/68719476736\"/>
	1/137438953472\"/>
	1/274877906944\"/>
	1/549755813888\"/>
	1/1099511627776\"/>
	1/2199023255552\"/>
	1/4398046511104\"/>
	1/8796093022208\"/>
	1/17592186044416\"/>
	1/35184372088832\"/>
	1/70368744177664\"/>
	1/140737488355328\"/>
	1/281474976710656\"/>
	1/562949953421312\"/>
	1/1125899906842624\"/>
	1/2251799813685248\"/>
	1/4503599627370496\"/>
	1/9007199254740992\"/>
	1/18014398509481984\"/>
	1/36028797018963968\"/>
	1/72057594037927936\"/>
	1/144115188075855872\"/>
	1/288230376151711744\"/>
	1/576460752303423488\"/>
	1/1152921504606846976\"/>
	1/2305843009213693952\"/>
	1/4611686018427387904\"/>
	1/9223372036854775808\"/>
	1/18446744073709551616\"/>
	1/36893488147419103232\"/>
	1/73786976294838206464\"/>
	1/147573952589676412928\"/>
	1/295147905179352825856\"/>
	1/5902958103587056517088\"/>
	1/11805916207174113034176\"/>
	1/23611832414348226068352\"/>
	1/47223664828696452136704\"/>
	1/94447329657392904273408\"/>
	1/188894659314785808546816\"/>
	1/377789318629571617093632\"/>
	1/755578637259143234187264\"/>
	1/1511157274518286468374528\"/>
	1/3022314549036572936749152\"/>
	1/6044629098073145873498304\"/>
	1/12089258196146291746996608\"/>
	1/24178516392292583493993216\"/>
	1/48357032784585166987986432\"/>
	1/96714065569170333975972864\"/>
	1/193428131138340667911945728\"/>
	1/386856262276681335823891456\"/>
	1/773712524553362671647782912\"/>
	1/1547425049106725343295565824\"/>
	1/3094850098213450686591131648\"/>
	1/6189700196426901373182263296\"/>
	1/12379400392853802746364526592\"/>
	1/24758800785707605492729053184\"/>
	1/49517601571415210985458106368\"/>
	1/99035203142830421970916212736\"/>
	1/19807040628566084394182425472\"/>
	1/39614081257132168788364850944\"/>
	1/79228162514264337576729701888\"/>
	1/158456325028528675153459403776\"/>
	1/316912650057057350306918807552\"/>
	1/633825300114114700613837615104\"/>
	1/1267650600228229401227767523008\"/>
	1/2535301200456458802455535046016\"/>
	1/5070602400912917604911070092032\"/>
	1/1014120480182583520982214018064\"/>
	1/2028240960365167041964428036128\"/>
	1/4056481920730334083928856072256\"/>
	1/8112963841460668167857712144512\"/>
	1/16225927683213336337114242889024\"/>
	1/32451855366426672674228485778048\"/>
	1/64903710732853345348456971556096\"/>
	1/129807421457066906896913943112192\"/>
	1/25961484291413381379383826224384\"/>
	1/51922968582826762758777652448768\"/>
	1/103845937165653525517555348895536\"/>
	1/207691874331307051035111077791072\"/>
	1/415383748662614102070222155582144\"/>
	1/830767497325228204140444311164288\"/>
	1/1661534994650456408280888622324736\"/>
	1/3323069989300912816561777244649472\"/>
	1/6646139978601825633123544889298944\"/>
	1/1329227995720365126624708977857888\"/>
	1/26584559914407302532494179557157776\"/>
	1/531691198288146050649883591143155536\"/>
	1/1063382396576292101299767182286311072\"/>
	1/2126764793152584202599534364572622144\"/>
	1/4253529586305168405199068729145444288\"/>
	1/8507059172610336810398137458290885776\"/>
	1/170141183452206736207962751765817715536\"/>
	1/340282366904413472415925503531635431072\"/>
	1/680564733808826944831851007063270822144\"/>
	1/136112946761765388966370201412654164288\"/>
	1/2722258935235307779327404028253083285776\"/>
	1/544451787047061555865480805650616655536\"/>
	1/1088903574094123111730961611301233111072\"/>
	1/2177807148188246223461923222602466222144\"/>
	1/435561429637649244692384644520493244288\"/>
	1/8711228592752984893847692890409864885776\"/>
	1/17422457185505969787695385780819297715536\"/>
	1/3484491437101193957539077156185959551072\"/>
	1/6968982874202387915078154312311911102144\"/>
	1/1393796574840477583015628624623822204288\"/>
	1/2787593149680955166031257249247644405776\"/>
	1/557518629936191033206251449849528881115536\"/>
	1/11150372598723820644125289976905776221072\"/>
	1/223007451974476412882505799538115544402144\"/>
	1/446014903948952825765011599076230888804288\"/>
	1/8920298078979056515300231981524617776221072\"/>



DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
mariah.digrino@us.dlapiper.com
T 312.368.7261

April 3, 2024

Acting Chair Bennett Lawson
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Industrial Planned Development / Affidavit of Notice of Filing
1001-1235 W. 119th Street and 1000-1234 W. 120th Street, Chicago, Illinois**

Dear Acting Chair Lawson:

The undersigned, Mariah DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents West Pullman Development Partners, LLC, the applicant for a proposal to rezone the subject property as an Industrial Planned Development to permit development of a light industrial facility, states that she intends to comply with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; a statement that the applicant intends to file the application for change in zoning on approximately April 17, 2024; and a source for additional information on the application.

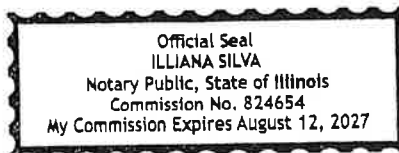
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA Piper LLP (US)

Mariah DiGrino

Subscribed and sworn to before me
This 3rd day of April, 2024.

Notary Public



DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Mariah DiGrino
mariah.digrino@us.dlapiper.com
T 1 312 368 7261

April 17, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 17, 2024, the undersigned, on behalf of West Pullman Development Partners, LLC (the "Applicant"), intends to file an application to rezone the property generally located at 1001-1235 W. 119th Street and 1000-1234 W. 120th Street, Chicago, Illinois (the "Property"). The rezoning would allow development of a light industrial facility. A map of the Property is printed on the reverse side of this letter.

The Property is currently the site of vacant land formerly used for industrial purposes. The Applicant seeks to rezone the subject property from Planned Manufacturing District 10 to an Industrial Planned Development.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is West Pullman Development Partners, LLC, and its address is 77 W. Washington Street, Suite 405, Chicago, Illinois 60602. DL3 Realty Advisors, LLC, Petitioner in Case No. 2022COTD001497, pursuant to Order Directing Issuance of Tax Deed, and as Petitioner in Case No. 2023 COTD000239 is the authorized purchaser and pending owner of the properties located at 1021 W. 119th Street and 11930 S Racine Ave and its address is 77 W. Washington, Suite 405, Chicago, Illinois 60602. City of Chicago is the owner of properties located at 1201-1235 W. 119th Street, 1212-1234 W. 120th Street and 1155 W. 119th Street. Its address is 121 North LaSalle Street, Suite 1000, Chicago, Illinois 60602.

Please contact me at 312-368-7261 with questions or to obtain additional information.

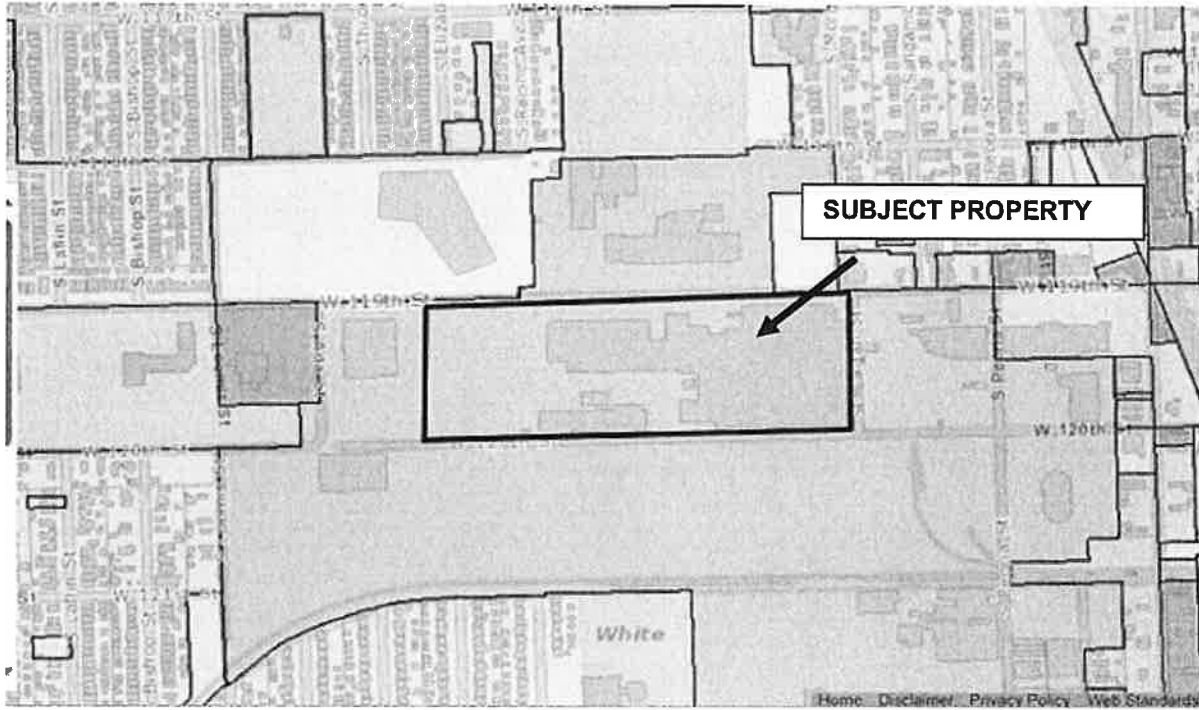
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink that reads 'Mariah DiGrino'.

Mariah DiGrino

MAP:



**PINs: 25-29-101-014; 25-29-101-025; 25-29-101-027;
25-29-200-004; 25-29-200-005**



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 28, 2024

Ms. Laura Flores
Chairwoman, Chicago Plan Commission
City of Chicago
121 N. LaSalle St Rm 905
Chicago, Illinois 60602

Honorable Bennett R. Lawson
Acting Chairman, Zoning Committee
City of Chicago
121 N. LaSalle St. Rm 300
Chicago, Illinois 60602

Matter: Consent to File PD Application by Applicant to include City-owned property located at 1325 and 1021 W. 119th St. (PINs: 25-29-101-025-0000, 25-29-101-027-0000 and 25-29-200-001-0000)

Dear Chairwoman Flores and Acting Chairman Lawson:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to DL3 Realty Advisors, LLC filing an application for a new planned development to allow for the redevelopment of the city property. DL3 Realty Advisors, LLC intends to develop the site as a warehouse facility.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Ciere Boatright
Commissioner

City of Chicago
Application for an Amendment to the Chicago Zoning Ordinance
Exhibit A: Ownership of Subject Property
West Pullman Development Partners, LLC

Owner	Property	Date Acquired	Contact
City of Chicago	1201-1235 W. 119th Street 1212-1234 W. 120th Street 1155 W. 119 th Street	Various	Erika Sellke City of Chicago Department of Planning and Development 121 North LaSalle St. Suite 1000 Chicago, Illinois 60602
DL3 Realty Advisors, LLC, <i>Petitioner</i> in Case No. 2022COTD001497, pursuant to Order Directing Issuance of Tax Deed and pursuant to forfeiture tax sale in Case No. 2023COTD000239	1021 W. 119 th Street 11930 S Racine Ave	Order Issued July 13, 2023 Order pending issuance following hearing successful prove-up hearing on February 21, 2024	Leon Walker DL3 Realty Advisors, LLC 77 W. Washington, Suite 405 Chicago, Illinois 60602

Address: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street

FILED
7/13/2023 2:25 PM
Iris Y. Martinez
CIRCUIT CLERK
COOK COUNTY, IL
2023COTD000239

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE APPLICATION)
OF THE COUNTY TREASURER)
OF COOK COUNTY, ILLINOIS,)
FOR ORDER OF JUDGMENT AND SALE) Case No. 2023COTD000239
AGAINST REAL ESTATE RETURNED)
DELINQUENT FOR THE NON-PAYMENT)
OF GENERAL TAXES AND SPECIAL)
ASSESSMENTS FOR THREE OR MORE YEARS) Certificate: F56811

PETITIONER: WEST PULLMAN DEVELOPMENT PARTNERS LLC

AMENDED PETITION FOR TAX DEED

NOW COMES the petitioner, West Pullman Development Partners LLC, by and through its attorneys, Carter Legal Group, P.C., and states as follows:

1. On 9/15/2022, the County Treasurer of Cook County sold the following described real estate:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 120TH STREET WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 29, SAID NORTH LINE OF WEST 120TH STREET BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AS PER SURVEY RECORDED OCTOBER 23, 1899, AS DOCUMENT NO. 2884353; AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF WEST 120TH STREET, A DISTANCE OF 139.5 FEET TO A POINT 13 FEET EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO WEST PULLMAN AND SOUTHERN RAILWAY COMPANY AS CONVEYED BY DEED RECORDED MARCH 23, 1900 AS DOCUMENT NO. 2939266; THENCE NORTH, PARALLEL WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29, A DISTANCE OF 269.37 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED NORTHWESTERLY AND HAVING A RADIUS OF 402.77 FEET, A DISTANCE OF 200 FEET TO A POINT 60 FEET SOUTHWESTERLY OF (AS MEASURED ALONG SAID RIGHT OF WAY LINE) THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29, SAID POINT BEING 443.37 FEET

FILED
7/13/2023 2:25 PM
Iris Y. Martinez
CIRCUIT CLERK
COOK COUNTY, IL
202307130000239

NORTH OF SAID NORTH LINE OF 120TH STREET AND 44.07 FEET OF EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 55.88 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST 1/4, SAID POINT BEING 75 FEET SOUTH OF SAID INTERSECTION OF SAID EAST LINE WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4, A DISTANCE OF 409.27 FEET TO THE POINT OF BEGINNING.

ALSO A TRIANGULAR SHAPED PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 29, SAID POINT BEING 484.27 FEET NORTH OF THE NORTH LINE OF WEST 120TH STREET, AND BEING ALSO THE INTERSECTION OF SAID EAST LINE OF THE NORTHWEST 1/4 WITH THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, WEST PULLMAN AND SOUTHERN RAILWAY COMPANY AS CONVEYED BY DEED RECORDED MARCH 23, 1900, AS DOCUMENT NO. 2939266; AND RUNNING SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY AND HAVING A RADIUS OF 402.77 FEET, A DISTANCE OF 60 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 55.88 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST 1/4, SAID POINT BEING 75 FEET SOUTH OF SAID INTERSECTION OF SAID EAST LINE WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH ALONG SAID EAST LINE OF THE NORTHWEST 1/4, A DISTANCE OF 75 FEET TO THE POINT OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 25-29-101-014-0000

at the Forfeiture Tax Sale held on said date in Cook County, Illinois, and Certificate of Purchase numbered F56811 was issued; the Petitioner is the current holder of the Certificate and a copy is attached hereto.

2. The said parcel of real estate has not been redeemed from said tax sale and the time for redemption will expire by extension on December 8, 2023.

3. All taxes and special assessments which become due and payable on said parcel of real estate subsequent to the date of said sale and prior to and including the date of filing this petition will be redeemed. Prior to the entry of an order directing the County Clerk to issue a tax deed, all other taxes and special assessments falling due on said parcel of real estate between the date of filing this petition and the date of said order, if any, will be paid and all forfeitures and sales occurring in said interval, if any, will be redeemed.

4. All notices required by law to be given will be given prior to the entry of an order directing the issuance of a tax deed on said parcels of real estate and due proof will be made of the giving of such notice.

5. Upon compliance with all the provisions of the law relating thereto, petitioner will be entitled to the entry of an order directing the County Clerk to issue a tax deed conveying the said parcel of real estate to petitioner unless redemption is made at the time and in the manner provided by law.

WHEREFORE, Petitioner prays:

A. That this honorable court find:

1. That due notice of said tax sale and of the time for redemption therefrom has been given to all parties entitled thereto as required by law.

2. That due notice of the filing of this petition has been given to all parties entitled thereto as required by law.

3. That all general taxes and special assessments which became due and payable on the real estate, herein, subsequent to the date of said sale, herein, have been paid or redeemed as required by law.

4. That the petitioner has fully complied with all applicable provisions of the Illinois Property Tax Code, as amended and of all other applicable statutes of the State of Illinois and the Constitution of the State of Illinois, entitling petitioner to a tax deed.

B. That this honorable court enter an Order Directing the County Clerk of Cook County to issue a Tax Deed to the petitioner; and that any delinquent or forfeited taxes for prior years that were not included in the sale or were sold but the sale was in error or were voided or canceled and as a consequence those prior tax years opened up again, be merged into this tax sale and order for tax deed.

C. That this honorable court enter such Orders and issue such Writs as may be necessary or desirable to maintain petitioner, as grantee, in possession of said real estate; including but not limited to a Writ of Assistance or an Order of Possession.

D. Petitioner further asks that if the court should find that petitioner has failed to comply with the requirements of Illinois Property Tax Code, or is equitably entitled to a sale in error, said sale be ordered a sale in error and the sale price and all subsequently paid taxes and costs be refunded to the petitioner.

E. That this honorable court enter such other and further orders as may be just and proper in the premises.

Respectfully submitted,

WEST PULLMAN DEVELOPMENT PARTNERS LLC

By: 

Jamie L. Schmitke
ARDC #6328790

Carter Legal Group, P.C. (#49029)
Attorneys for West Pullman Development Partners LLC
225 W. Washington St. Ste. 1130
Chicago, IL 60606
(312) 346-5555
service@carterlegalgroup.com

CERTIFICATE OF PURCHASE OF FORFEITED PROPERTY

Pursuant to Section 21-405 of the Illinois Property Tax Code

State Of Illinois)	Vol.	Property Index Number	Year	Certificate No.
County Of Cook)	471	25-29-101-014-0000	2019	<u>F56811</u>

THIS IS TO CERTIFY THAT judgment was entered by the Circuit Court of Cook County for the delinquent taxes levied, assessed and included in the Collector's Warrant Books for the year 2019, and all interest and costs remaining due and unpaid against the property designated by property index number 25-29-101-014-0000, and that with interest and costs subsequent to judgment, the total amount due on the date of forfeiture at the tax sale was as follows:

Taxes (2019 General)	\$4,444.88
Interest	\$1,585.75
Total due to date of forfeiture at tax sale	\$6,030.63

AND THAT pursuant to the Court's order, on May 17, 2022, the County Treasurer and Ex-Officio County Collector offered the above-referenced property, which was not sold and thus was forfeited to the State of Illinois and which remained delinquent until sold as set forth below, with penalty pursuant to the forfeiture making the total amount due as follows:

Total amount due to date of forfeiture, as above	\$6,030.63
Penalty from date of forfeiture and Costs	\$546.89
Total amount of sale for said year	\$6,577.52

AND THAT on September 15, 2022 upon application by West Pullman Development Partners LLC, "Purchaser", the County Clerk issued his order to the County Collector directing her to receive from said purchaser the amount due itemized above and also the amount of all other general taxes due on the property, together with penalty, interest and costs, as follows: 2014 thru 2018 \$40,131.13. Upon payment, the County Collector, on the day of the issuance of this certificate, completed the purchase including therein the amounts, if any, paid concurrently to the County Clerk as set forth below, on account of any special assessments and costs, interest, fees and penalties, if applicable .

The total taxes, interest and costs paid by the purchaser is as follows:

Taxes, penalty and costs for 2019 General	\$6,577.52
Taxes, penalty and costs of other general taxes	\$40,131.13
Taxes, penalty and costs of special assessments	\$0.00
County Treasurer statutory fees	\$528.20
County Clerk statutory fees	\$47.00
Total	\$47,283.85

Unless the holder of this certificate takes out a deed, as entitled by law, and files the same record within one year from and after the time for redemption expires, then this certificate shall, from and after the expiration of such one year, be absolutely null. If the holder of this certificate shall be prevented from obtaining a deed by injunction or order of any court or by refusal of the Clerk to execute the same, the time he is so prevented shall be excluded from the computation of such time.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the seal of said Cook County at Chicago, in said County, on September 15, 2022

Maria Pappas

County Treasurer and Ex-Officio Collector of Cook County

[Signature]

County Clerk of Cook County



IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT--COUNTY DIVISION

IN THE MATTER OF THE APPLICATION)
OF THE COUNTY TREASURER AND) CASE NO. 2023COTD000239
EX-OFFICIO COUNTY COLLECTOR OF)
COOK COUNTY, ILLINOIS....)
)
)
)
PETITION OF: West Pullman Development Partners LLC,)

ORDER

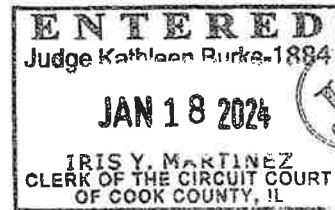
THIS CAUSE having been assigned to Calendar 8; IT IS HEREBY ORDERED that this case be heard for Prove up on February 21, 2024 at 2:00 p.m. in Courtroom 1704, via Zoom Hearing - Meeting ID: 965 2561 6475, Passcode: 553663.

ENTR *Kathleen Marie Burke*
1884

Judge

1/18/24

Carter Legal Group, P.C. #49029
Attorney for Petitioner
225 W. Washington Street, Suite 1130
Chicago, IL 60606
(312) 346-5555
service@carterlegalgroup.com



IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE APPLICATION)	
OF THE COUNTY TREASURER AND EX-)	
OFFICIO COUNTY COLLECTOR OF COOK)	
COUNTY, ILLINOIS, FOR ORDER OF)	
JUDGMENT AND SALE AGAINST REAL)	Case No. 2022COTD001497
ESTATE RETURNED DELINQUENT FOR THE)	Cert No.: 21S-0006833 &
NON-PAYMENT OF GENERAL TAXES FOR)	21S-0006834
THREE OR MORE YEARS)	Vol.: 471
)	
DL3 REALTY ADVISORS, LLC)	
Petitioner.)	

ORDER DIRECTING ISSUANCE OF TAX DEED

This matter coming on to heard upon the Petition and Application of DL3 REALTY ADVISORS, LLC seeking an order on said Petition that a Tax Deed Issue, and upon proofs and exhibits heard and offered in open court; and the Court having heard the statements of the witness and the arguments and the Court being fully advised in the premises, FINDS:

1. That it has jurisdiction of the subject matter hereof and of all parties hereto.
2. That the tax sale Notices, copies of which are attached to and made part of the said Application and filed herein, were served in the matter and within the time required by Sections 22-5 through 22-25, inclusive of the Property Tax Code, upon the persons entitled to such notice.
3. That all persons entitled thereto have had due notice of the filing and the time of hearing upon this petition herein.
4. That the real estate hereinafter described has not been redeemed from the sale of February 25, 2022, pursuant to the judgment for sale as provided herein and sections 21-350 and 21-355 of the Property Tax Code, and that the time period for such redemption expired on May 2, 2023.
5. That any delinquent or forfeited taxes for prior years that were not included in this tax sale or were sold but the sale was in error or were voided or canceled and as a consequence those prior tax years were reopened are hereby merged into this tax sale and order for tax deed.
6. That all the material allegations of said petition are true; that the Petitioner has fully complied with all the Statues and the Constitution of the State of Illinois relating to sales of real estate for taxes and the issuance of tax deeds pursuant thereto, and is thereto entitled to a deed of conveyance vesting in Petitioner the title in fee simple to the hereinafter described real estate and every part thereof.

7. IT IS THEREFORE ORDERED that County Clerk of Cook County do forthwith make, execute, and deliver to the Petitioner, upon the surrender to said County Clerk of the Certificate of Purchase delivered to the original purchaser, a good sufficient deed conveying to the Petitioner, all of the following real estate, to wit:

ALL THAT PART OF SOUTH RACINE AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF VACATED LOT 24 AND THE WEST LINE OF SAID VACATED LOT 24 PRODUCED SOUTH 16 FEET IN BLOCK 4 IN THE FIRST ADDITION TO WEST PULLMAN IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJOINING THE WEST LINE OF BLOCK 4 IN THE FIRST ADDITION TO WEST PULLMAN AFOREMENTIONED, LYING EAST OF AND ADJOINING THE EAST LINE OF THE EAST HALF OF THE NORTHWESTERN QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID BLOCK 4 IN THE FIRST ADDITION TO WEST PULLMAN AFOREMENTIONED PRODUCED WEST 33 FEET AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF VACATED LOT 24 IN BLOCK 4 IN THE FIRST ADDITION TO WEST PULLMAN AFOREMENTIONED PRODUCED WEST 33 FEET; ALSO ALL OF THE EAST AND WEST 16-FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF VACATED LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 4, LYING NORTH OF AND ADJOINING A LINE 16 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF VACATED LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 4 AND LYING EAST OF AND ADJOINING THE WEST LINE OF VACATED LOT 24 IN BLOCK 4 PRODUCED SOUTH 16 FEET, ALL IN FIRST ADDITION TO WEST PULLMAN AFOREMENTIONED; SAID PART OF SAID SOUTH RACINE AVENUE BEING FURTHER DESCRIBED AS ALL THAT PART OF SOUTH RACINE AVENUE BETWEEN WEST 119TH STREET AND WEST 120TH STREET, ALSO ALL OF THE EAST AND WEST PUBLIC ALLEY BEING FURTHER DESCRIBED AS ALL OF THE EAST AND WEST PUBLIC ALLEY FIRST SOUTH OF WEST 119TH STREET IN THE BLOCK BOUNDED BY WEST 119TH STREET, WEST 120TH STREET, SOUTH RACINE AVENUE AND VACATED SOUTH ABERDEEN STREET, EXCEPT THAT PART OF SOUTH RACINE AVENUE (SAID RACINE AVENUE BEING THE WEST 33 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS) LYING SOUTH OF THE SOUTH LINE OF WEST 119TH STREET AND NORTH OF A CURVED LINE, CONVEXED NORTHERLY AND SOUTHERNLY AND HAVING A RADIUS OF 402.77 FEET, SAID CURVED LINE BEING DRAWN FROM A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 29, 147.13 FEET SOUTH OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF SAID RACINE AVENUE, 123.36 FEET SOUTH OF THE NORTH OF SAID NORTHEAST 1/4 OF SECTION 29, IN COOK COUNTY, ILLINOIS.

AND ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 58 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EAST PARALLEL WITH

THE SOUTH LINE 119TH STREET 1330.72 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF RACINE AVENUE 572.75 FEET, MORE OR LESS, TO THE NORTH LINE OF 120TH STREET; THENCE WEST ON THE NORTH LINE OF 120TH STREET 1330.72 FEET, MORE OR LESS, TO THE EAST LINE OF RACINE AVENUE, THENCE NORTH ON THE EAST LINE OF RACINE AVENUE 573.48 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1021 W 119th St, Chicago, IL 60643

Property Index Number: 25-29-200-004-0000 and 25-29-200-005-0000

IT IS FURTHER ORDERED that thus Court reserves jurisdiction of the cause for the purpose of issuing any Orders of Possession to place and maintain said Petitioner in possession of said real estate as may be necessary or desirable, and further, this Court expressly finds, pursuant to Supreme Court Rule 304 (a), that there is no reason for just delaying the enforcement of this Order or the appeal therefrom. The county clerk is hereby directed to accept and process a copy of this Order without the need for the original certification of this Order due to the COVID-19 crises.

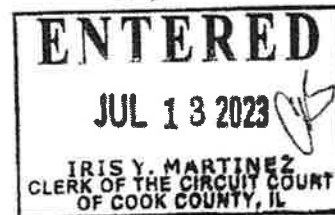
July 13, 2023
ENTER

VM *2326*
JUDGE Judge's No.

Judge Viviana Martinez-2326 JUL 13 2023

VM

Carter Legal Group, P.C. (#49029)
Attorneys for Petitioner
225 W Washington St, Ste 1130
Chicago, IL 60606
(312) 346-5555
service@carterlegalgroup.com



215-0006833
215-0006834
215-0006835

1401
2022
2023

215-0006833

215-0006834

Feb 25, 2022

May 2, 2023

CERTIFICATE OF SALE	215-0006833
NOT CANCELLED OR	215-0006834
DATE	Feb 25, 2022
DATE	May 2, 2023
Reference to page	
by all parties	
Mark A. McRORTON, County Clerk	
By: JT	

**West Pullman
Development Partners
Project Org. Chart**
Updated Mar. 12, 2024

