

ORDINANCE NO. 5-2017

**AN ORDINANCE APPROVING THE NET3 EVERGREEN
PARK II SUBDIVISION OF THE PROPERTY LOCATED AT
8900 SOUTH TROY AVENUE, EVERGREEN PARK, ILLINOIS**

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

Section 1

That the Net3 Evergreen Park II Subdivision be approved for two lots having widths of 354.55 feet and 230.80 feet on the property located at 8900 South Troy Avenue, Evergreen Park, Illinois, legally described as follows:

The East 152.59 feet of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 1, Township 37 North, Range 13 East of the Third Principal Meridian (except the West 186 feet; the North 33 feet; the South 33 feet; and the East 33 feet, thereof), in Cook County, Illinois.

Permanent Index No. 24-01-115-021-0000

Section 2

This ordinance shall be immediately in full force and effect after passage and approval.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 1st day of May, 2017.



CATHERINE T. APARO, Village Clerk

APPROVED by me this 1st
day of May, 2017.

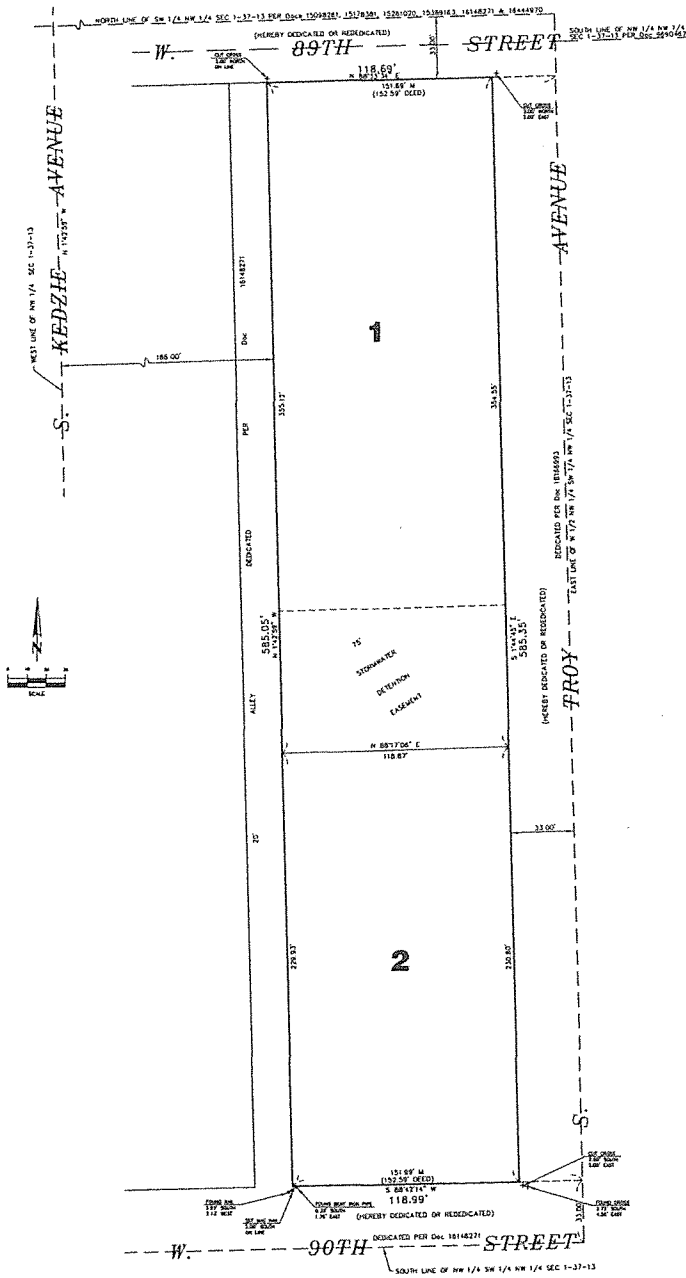
JAMES J. SEXTON, Mayor

NET3 EVERGREEN PARK II SUBDIVISION

OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY
PROPERTY INDEX NUMBER
(P.I.N.)
24-01-115-021-0000

SEND FUTURE TAX BILLS TO:
NET3 REAL ESTATE
220 NORTH GREEN STREET
CHICAGO, IL 60607



VILLAGE CLERK

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAN.

DATED THIS _____ DAY OF _____ A.D. 20____

VILLAGE CLERK

MAYOR & BOARD OF TRUSTEES

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF EVERGREEN PARK AT A MEETING HELD

THIS _____ DAY OF _____ A.D. 20____

BY: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

OWNER CERTIFICATE

NET3 EVERGREEN PARK II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAN AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY KNOWLEDGE AND AGREE TO THE SAME UNDER THE TITLE AND TITLE INSURANCE INDICATED.

IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSISTENTLY LIES WITHIN ELEMENTARY SCHOOL DISTRICT 124 AND EVERGREEN PARK HIGH SCHOOL, DISTRICT 231.

DATED AT _____ ILLINOIS

THIS _____ DAY OF _____ A.D. 20____

NET3 EVERGREEN PARK II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: _____

DAVID E. CUNNINGHAM, MANAGER

OWNER NOTARY

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DAVID E. CUNNINGHAM OF NET3 REAL ESTATE, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED HIS FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF NET3 REAL ESTATE, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MORTGAGE CONSENT

WINTHURST BANK, AN ILLINOIS BANKING CORPORATION, AS MORTGAGEE UNDER WELLS FARGO HOME MORTGAGE LOAN NUMBER 0000000000, DOES HEREBY KNOWLEDGE AND CONSENT TO THE SUBDIVISION AS SHOWN HEREON.

DATED AT _____ ILLINOIS

THIS _____ DAY OF _____ A.D. 20____

WINTHURST BANK

SIGNATURE _____ ATTEST _____

PRINTED NAME _____ PRINTED NAME _____

TITLE _____ TITLE _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____

BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE AS _____ AND _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF WINTHURST BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LAND SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2815, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED TRACT OF LAND

THE WEST HALF (EXCEPT THE WEST 188 FEET, THE NORTH 33 FEET, THE SOUTH 33 FEET AND THE EAST 33 FEET) OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREVIOUSLY DESCRIBED AS:

THE EAST 132.50 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 188 FEET, THE NORTH 33 FEET, THE SOUTH 33 FEET AND THE EAST 33 FEET (HEREON)) IN COOK COUNTY, ILLINOIS.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON ONE NORTH DETERMINED BY GPS MEASUREMENT. THE AREA OF THE SUBDIVISION IS 82,913 SQUARE FEET = 1.906 ACRES (more or less) AND IT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF EVERGREEN PARK.

I FURTHER CERTIFY THAT NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD ZONE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR FLOOD INSURANCE RATE MAP NO. 1703000300 EFFECTIVE AUGUST 15, 2006, WHICH FLOOD HAZARD NOT EVEN PRINTED. I ALSO HEREBY DESIGNATE THE VILLAGE OF EVERGREEN PARK TO RECORD THIS PLAN OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT PANDOS HILLS, ILLINOIS, THIS 24TH DAY OF APRIL, 2017.

MARK H. LANDSTROM
P.L.S. NO. 2815
LICENSED EXPIRES: DATE: 11/30/2018

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } ss

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DISPOSAL OF SUCH SURFACE WATERS INTO PUBLIC WATERS OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER LICENSE NO. _____

OWNER OR OWNER'S ATTORNEY

STORMWATER DETENTION EASEMENT

A NON-EXCLUSIVE PERPETUAL STORMWATER DETENTION EASEMENT IS HEREBY GRANTED TO AND IN FAVOR OF THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS, OVER, ON AND ACROSS THE AREA DESCRIBED AS 75% STORMWATER DETENTION EASEMENT SET FORTH ABOVE ("EASEMENT AREA") GRANTING THE RIGHT AND PRIVILEGE FOR STORMWATER DRAINAGE, RUNOFF AND DETENTION IN AND TO SUCH EASEMENT AREA. THE OWNER OF LOT 1 SHALL MAINTAIN SUCH EASEMENT AREA. NO BUILDING SHALL BE CONSTRUCTED IN THE EASEMENT AREA, BUT IT MAY BE USED FOR ALL OTHER PURPOSES THAT DO NOT MATERIALLY ADVERSELY AFFECT THE STENOGE OR FREE FLOW OF STORMWATER.

PREPARED FOR:
NET3 REAL ESTATE

PREPARED BY:
LANDMARK
ENGINEERING & SURVEYING, LLC
1501
7808 WEST 103RD STREET
PANDOS HILLS, ILLINOIS 60463-1529
Phone (708) 599-3737

SURVEY No. 16-08-117-SUB-R