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Doc#: 0724050149 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/28/2007 03:02 PM Pg: 1 of 6

## NOTICE OF APPROVAL

An ordinance approving a plat of dedication for a portion of the property located at 3536 Dempster Street, Skokie, Illinois in a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on May 21, 2007.

The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

**IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.**

## OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly known as a **portion of 3536 Dempster Street** and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certifies that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth in Exhibit "1", attached hereto.

Dated this 17th day of August, 2007.

OLB, LLC

  
Signature

Calvin D. Boender

Print name

Manager

Title

OLB, LLC

Company

110 North York Road

Address

Elmhurst, Illinois 60126

City, State Zip

(630) 832-1169

Phone Number

Plan Commission Case Number 2007-1P  
Special Use Permit Number 378.01  
Village Ordinance Number 07-5-Z- 3507

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JPH: 5/21/07  
PC: 2007-1P

THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER

**07-5-Z-3507**

**AN ORDINANCE APPROVING A PLAT OF DEDICATION FOR A  
PORTION OF THE PROPERTY LOCATED AT 3536 DEMPSTER  
STREET, SKOKIE, ILLINOIS IN A B2 COMMERCIAL DISTRICT**

**WHEREAS**, on May 21, 2007, the Village Board adopted Village Ordinance Number 07-5-Z-3506, which approved and granted to the owners of the following described real property:

LOTS 297, 298 AND 299 IN SWENSON BROTHERS 3<sup>RD</sup> ADDITION TO COLLEGE HILL ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 10-14-421-040-0000

more commonly known as 3536 Dempster Street, Skokie, Illinois (hereinafter the "Subject Property") in a B2 Commercial district, a special use permit to establish and operate a banking facility with a single-lane drive-through teller station; and

**WHEREAS**, the dedications were included as condition number two for petitioner's special use permit and petitioner has agreed to make the dedications; and

**WHEREAS**, the three (3) pieces of land to be dedicated are commonly described as:

- (i) a 4 feet x 100.03 feet rectangle running along the northern portion of the Subject Property, for the purpose of widening the public alley between Central Park Avenue and Lincolnwood Drive where it is adjacent to the Subject Property (hereinafter referred to as the "Alley Dedication"),
- (ii) a 7 feet x 100.03 feet rectangle running along the southern portion of the Subject Property adjacent to Dempster Street for the purpose of making the public right of way consistent with the public right of way on other portions of the street (hereinafter referred to as the "Dempster Dedication"),
- (iii) a triangular piece of property, 10.00 feet x 10.00 feet x 13.89 feet, lying north of, and adjacent to, the northwest corner of the Dempster Dedication for the purpose of accommodating future turning radius improvements at the northeast corner of the Central Park Avenue and Dempster Street intersection (hereinafter referred to as the "Triangular Dedication"),

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1 all three being depicted on the Plat of Dedication, dated March 9, 2007, and revised on  
2 April 26, 2007, a copy of which is attached hereto as Exhibit "1" and made a part of this  
3 ordinance; and

4 **WHEREAS**, the land to be dedicated is legally described as follows:

5 For the Alley Dedication:

6 THAT PART OF LOTS 297, 298 AND 299 IN SWENSON BROTHERS 3<sup>RD</sup>  
7 ADDITION TO COLLEGE HILL ADDITION TO EVANSTON, BEING A  
8 SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
9 QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF  
10 THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING  
11 AT THE NORTHWEST CORNER OF SAID LOT 299 THENCE NORTH 88  
12 DEGREES 01 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF  
13 LOTS 297, 298 AND 299 AFORESAID 100.03 FEET TO THE NORTHEAST  
14 CORNER OF SAID LOT 297; THENCE SOUTH 00 DEGREES 00 MINUTES 00  
15 SECONDS EAST, ALONG THE EAST LINE OF LOT 297 AFORESAID 4.00  
16 FEET; THENCE SOUTH 88 DEGREES 0 MINUTES 28 SECONDS WEST,  
17 100.03 FEET TO THE WEST LINE OF SAID LOT 299; THENCE NORTH 00  
18 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF  
19 LOT 299 AFORESAID, 4.00 FEET TO THE POINT OF BEGINNING, IN COOK  
20 COUNTY, ILLINOIS.

21 ALSO

22 For the Dempster Dedication and the Triangular Dedication:

23 THAT PART OF LOTS 297, 298 AND 299 IN SWENSON BROTHERS 3<sup>RD</sup>  
24 ADDITION TO COLLEGE HILL ADDITION TO EVANSTON, BEING A  
25 SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
26 QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF  
27 THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING  
28 AT THE SOUTHWEST CORNER OF SAID LOT 299 THENCE NORTH 00  
29 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF  
30 SAID LOT, 17.00 FEET; THENCE SOUTH 46 DEGREES 00 MINUTES 00  
31 SECONDS EAST, 13.89 FEET; THENCE NORTH 88 DEGREES 01 MINUTES  
32 28 SECONDS, 90.03 FEET TO THE EAST LINE OF SAID LOT 297; THENCE  
33 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST  
34 LINE OF SAID LOT, 7.00 FEET TO THE SOUTHEAST CORNER OF LOT 297  
35 AFORESAID; THENCE SOUTH 88 DEGREES 01 MINUTES 28 SECONDS  
36 WEST, ALONG THE SOUTH LINE OF LOTS 297, 298 AND 299 AFORESAID  
37 100.03 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

38 **WHEREAS**, (i) the land described as the Alley Dedication is dedicated to the Village of  
39 Skokie to become part of the public right of way of the east-west alley between Central Park  
40 Avenue and Lincolnwood Drive; (ii) the land described as the Dempster Dedication is dedicated  
41 to the Village of Skokie to become part of the public right of way of Central Park Avenue; and  
42 (iii) the land described as the Triangular Dedication is dedicated to the Village of Skokie to  
43 become part of the public right of way of Central Park Avenue; and

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1           **WHEREAS**, on April 4, 2007, the Mayor and Board of Trustees concurred in the Skokie  
 2 Plan Commission's recommendation to grant the special use for the establishment and  
 3 operation of the bank with a drive-through facility, subject to certain conditions, including the  
 4 dedications condition;

5           **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the  
 6 Village of Skokie, Cook County, Illinois:

7           **Section 1:** That the dedications of the three parcels of land, legally and commonly  
 8 described in the above stated recitals, be and the same are hereby approved. The dedications  
 9 are made to the Village of Skokie and shall become parts of the public rights of way as indicated  
 10 in the above stated recitals.

11           **Section 2:** That the "Plat of Dedication", dated March 9, 2007, and revised April 26,  
 12 2007, attached as "Exhibit 1", except as it may be revised subject to the approval of the  
 13 Corporation Counsel and the Village Manager or designee, be and the same is hereby  
 14 accepted. The Plat shall be recorded at the Subject Property owner's expense, with the Cook  
 15 County Recorder of Deeds Office.

16           **Section 3:** That a notice of the approval of this Ordinance incorporating the  
 17 conditions contained herein shall be executed by the owner of the Subject Property in writing  
 18 and duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

19           **Section 4:** That this Ordinance shall be in full force and effect from and after its  
 20 passage, approval and recordation as provided by law.

21           **ADOPTED** this 21st day of May, 2007.

Ayes: 6 (Bromberg, Gelder, McCabe,  
 Roberts, Sutker, Van Dusen)  
 Nays: 0  
 Absent: 1 (Perille)

Attested and filed in my  
 office this 22nd day of  
 May, 2007.

Sylvia Luke  
 Deputy Village Clerk

Sylvia Luke  
 Deputy Village Clerk

Approved by me this 21st day of  
 May, 2007.

George Van Dusen  
 Mayor, Village of Skokie

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## Exhibit 1

PLAN 10-14-05-346-046  
 PLAN HEIGHT: 4.0000  
 THE PLAN IS NOT TO BE DRAWN BY THE ENGINEER, ARCHITECT,  
 SURVEYOR, OR LAND SURVEYOR UNLESS THE DRAWING IS  
 THEIR OWN WORK.  
 ENGINEER: [Signature]  
 ARCHITECT: [Signature]  
 SURVEYOR: [Signature]

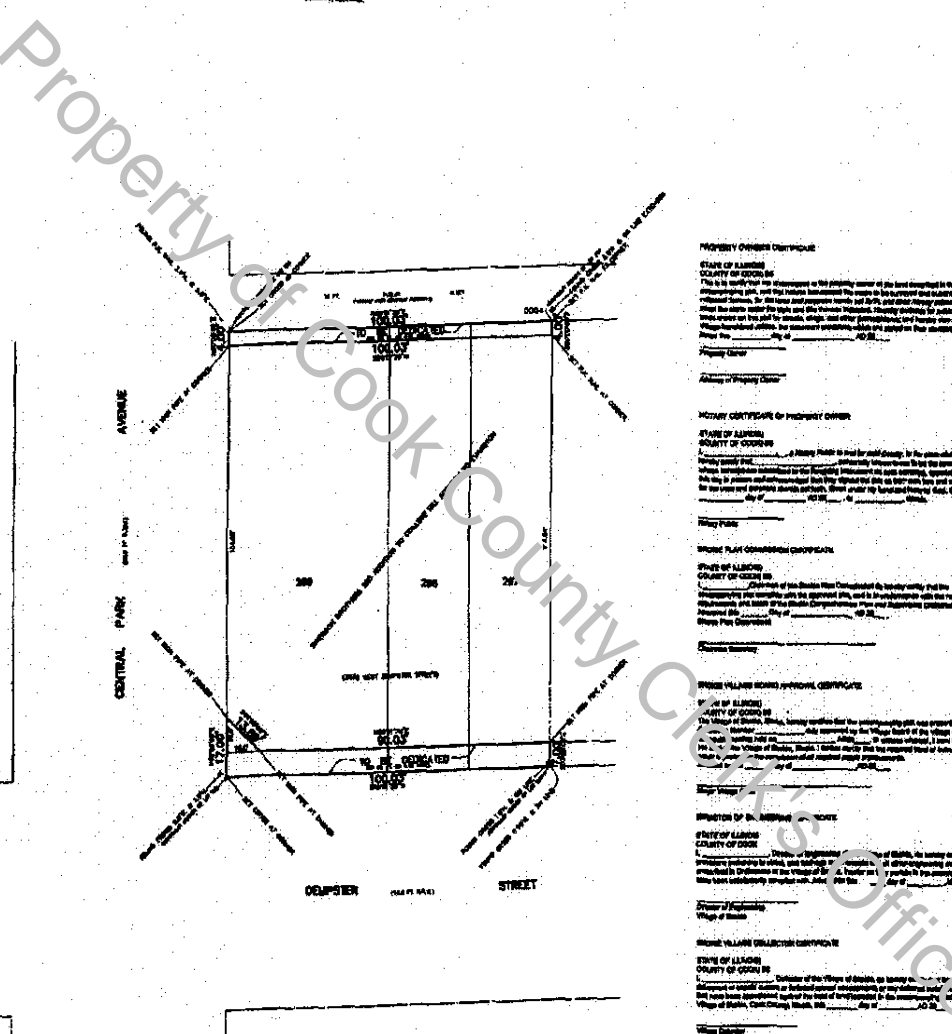
### GREMLEY & BIEDERMANN

License No. 06-0670  
 PROFESSIONAL LAND SURVEYOR  
 1608 NORTH STATE STREET, CHICAGO, ILL. 60610  
 Telephone: (312) 696-3400 Fax: (312) 696-3444 Email: gbls@coo.kel.com

#### Plat of Dedication

THAT PART OF LOTS 201, 202 AND 203 IN SECTION 38T22N R10E S32E ADDITION TO COLLIER HILL ADDITION TO  
 THE RECORD, BEING A SUBDIVISION OF THE GOVERNMENT CHARTER OF THE GOVERNMENT CHARTER OF SECTION  
 38, TOWNSHIP 22 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, ILLINOIS,  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOTS 201, 202 AND 203, THENCE SOUTH 89°12'00" WEST, ALONG THE WEST  
 LINE OF LOT 201, 202 AND 203 THE PROPOSED "LINE FIRST" TO THE NORTHEAST CORNER OF SAID LOT 201,  
 THENCE SOUTH 89°12'00" WEST, ALONG THE EAST LINE OF LOT 201 APPROXIMATELY 68.78 FEET, THENCE SOUTH  
 89°12'00" WEST, 68.78 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 201,  
 ALONG THE SOUTH LINE OF LOT 201 APPROXIMATELY 68.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO  
 THAT PART OF LOTS 201, 202 AND 203 IN SECTION 38T22N R10E S32E ADDITION TO COLLIER HILL ADDITION TO  
 THE RECORD, BEING A SUBDIVISION OF THE GOVERNMENT CHARTER OF THE GOVERNMENT CHARTER OF SECTION  
 38, TOWNSHIP 22 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, ILLINOIS,  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOTS 201, 202 AND 203, THENCE SOUTH 89°12'00" WEST, ALONG THE WEST  
 LINE OF LOT 201, 202 AND 203, THENCE SOUTH 89°12'00" WEST, 68.78 FEET, THENCE SOUTH 89°12'00" WEST, 68.78  
 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 201, ALONG THE SOUTH LINE OF LOT 201  
 APPROXIMATELY 68.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



#### PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the property owner of the land described in the  
 foregoing plat, and that having taken the same to be accurately and correctly  
 laid out under the title and this Plan of Dedication, hereby authorize the  
 engineer to lay out the plat for streets, alleys and other dedications, and to  
 cause the same to be surveyed, laid out and marked as aforesaid, and to  
 cause the same to be recorded in the office of the recorder of Cook County,  
 Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Property Owner: \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_

#### TOWNSHIP CERTIFICATE OF INCORPORATION

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the Township Clerk of the Township of \_\_\_\_\_, do  
 hereby certify that the land described in the foregoing plat is within the  
 limits of said Township, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Township Clerk: \_\_\_\_\_

#### MUNICIPAL PLAT COMMERCIAL CERTIFICATE

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the Director of Public Works of the City of \_\_\_\_\_, do  
 hereby certify that the land described in the foregoing plat is within the  
 limits of said City, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Director of Public Works: \_\_\_\_\_

#### TOWNSHIP CLERK'S CERTIFICATE

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the Township Clerk of the Township of \_\_\_\_\_, do  
 hereby certify that the land described in the foregoing plat is within the  
 limits of said Township, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Township Clerk: \_\_\_\_\_

#### REPORT OF THE SURVEYOR

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the Surveyor for Cook County, Illinois, do hereby  
 certify that the land described in the foregoing plat has been surveyed, laid  
 out and marked as aforesaid, and that the same is being surveyed, laid out  
 and marked as aforesaid, and that the same is being surveyed, laid out  
 and marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Surveyor: \_\_\_\_\_

#### TOWNSHIP CLERK'S CERTIFICATE

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, the undersigned, being the Township Clerk of the Township of \_\_\_\_\_, do  
 hereby certify that the land described in the foregoing plat is within the  
 limits of said Township, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, and that the same is being surveyed, laid out and  
 marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, AD 19\_\_\_\_.

Township Clerk: \_\_\_\_\_

PROPERTY OWNERS CERTIFICATE

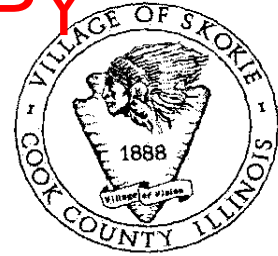
2007-08015-002

GRAPHIC SCALE

State of Illinois  
 County of Cook  
 I, the undersigned, being the Professional Land Surveyor for Cook County, Illinois,  
 do hereby certify that the land described in the foregoing plat has been  
 surveyed, laid out and marked as aforesaid, and that the same is being  
 surveyed, laid out and marked as aforesaid, and that the same is being  
 surveyed, laid out and marked as aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_,  
 AD 19\_\_\_\_.

Professional Land Surveyor: \_\_\_\_\_

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STATE OF ILLINOIS)  
   )SS  
 COUNTY OF COOK)

I, MARLENE WILLIAMS, DO HEREBY CERTIFY that I am the regularly elected and acting Clerk of the Village of Skokie, County of Cook and State of Illinois.

I DO FURTHER CERTIFY that the annexed and foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Mayor and Board of Trustees of the Village of Skokie on the 21st day of May, 2007 by a vote of 5 Ayes, 1 Nays and 1 Absent; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 22nd day of May, 2007. and was approved by the Mayor and Board of Trustees on the 21st day of May, 2007.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy is entrusted to my care and safekeeping and I am the Keeper of the records, journals, entries, ordinances and resolutions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Skokie this 24th day of August, 2007.

Skokie Village Clerk  
 Cook County, Illinois

(seal)