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Doc#: 0728234109 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2007 02:50 PM Pg: 1 of 14

**DECLARATION OF
RESTRICTIVE
COVENANT
2617-2619 NORTH
WAYNE, CHICAGO
ILLINOIS**

Prepared by and Upon
Recordation Return to:
Joseph von Meier
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 22nd Fl.
Chicago, Illinois 60611

26 THIS DECLARATION of Restrictive Covenant ("Restrictive Covenant") is made this *26* day of *September* 2007 by 2617-19 North Wayne Partners, LLC, an Illinois limited liability company (hereinafter referred to "Declarant"), owner of the property commonly known as 2617-19 N. Wayne, Chicago, Illinois ("Subject Property"), with its principal place of business at 77 West Washington Street, Suite 1211, Chicago, Illinois 60602.

RECITALS

WHEREAS, Declarant is the owner and legal titleholder of the Subject Property, which is legally described as follows:

LOTS 17 AND 18 IN JOHN P. ALTGELD'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF OGDEN SHELDON AND COMPANY SUBDIVISION OF OUTLOT 44 OF SHEFFIELD'S ADDITION TO CHICAGO OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

P.I.N.: 14-29-308-046-0000
14-29-308-045-0000

Commonly known as: 2617-19 North Wayne Ave., Chicago, Illinois 60614

WHEREAS, on April 4, 2006, 2617 N. Wayne, Inc., and Illinois corporation, recorded a Declaration of Restrictive Covenant ("First Restrictive Covenant") with the Cook County Recorder as Document No.: 0609410062 against the Subject Property in order to obtain the consent of the City of Chicago to change the zoning of the Subject Property from RT-4 to RM-5 (a copy of the First Restrictive Covenant is attached hereto as Exhibit A);

WHEREAS, in order to construct the size and number of units on the Subject Property for Declarant's intended use and in accordance with the First Restrictive Covenant, Declarant has sought an Administrative Adjustment to allow for a three foot (3') side yard on the north property line rather than the required side-yard setback of four feet eight inches (4'8");

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WHEREAS, the owner of the property directly north of and adjacent to the Subject Property commonly known as 2621 North Wayne, Chicago, Illinois ("Neighboring Property") consents to the proposed Administrative Adjustment, subject to this Restrictive Covenant being recorded against the Subject Property, restricting the Subject Property to the construction of a Six-Unit condominium building, as set forth in the First Restrictive Covenant, and the additional restrictions set forth herein; and

WHEREAS, Declarant, in consideration of the consent of the owner of the Neighboring Property to the Administrative Adjustment, shall now encumber the Subject Property with this Restrictive Covenant, the terms of which are hereinafter set forth.

DECLARATIONS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes stated herein, the Declarant declares as follows:

1. The recitals set forth above are fully incorporated herein by this reference.
2. The Declarant warrants and represents that the Declarant is the true and lawful owner of the Subject Property and there is nothing in the Declarant's status that would prevent the validity of or effectiveness of this Restrictive Covenant.
3. The Subject Property shall be held, developed, sold and conveyed subject to the covenants, conditions and restrictions of the First Restrictive Covenant and the covenants, conditions and restrictions herein stated, all of which shall run with the land and be binding upon all parties now or hereinafter having any right, title or interest in the Subject Property or in any part thereof, and upon those claiming under them without limitations or exceptions as are herein expressed, and further stipulate to the enforcement of this Restrictive Covenant in the future by the owner of the Neighboring Property and/or the City of Chicago (the "City").

SPECIFIC COVENANTS

4. The rear stairs to be installed on the Subject Property shall be made of iron and painted black to match the front railings and wrought iron perimeter fence and shall be concrete filled. Further, access to the rooftop from the rear stairs shall be locked at all times and only the two (2) units occupying the third floor of the Subject Property shall be permitted access to the rooftop from the rear stairs.
5. Under no circumstances shall the east garage rooftop be used for any purpose other than maintenance or repair of same. The east garage rooftop is depicted on page A-4 of the Plans and Specification attached hereto as Exhibit B and made a part hereof

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6. The rooftop of the Subject Property, other than the east garage rooftop, may be used for recreational purposes, provided, however, such access rights shall be limited to the two (2) units occupying the third floor of the Subject Property and such limited access right shall be set forth in the Declaration of Condominium Ownership, and Easements, Restrictions and Covenants or other restrictions to be recorded against the Subject Property and running with the land. Further, such rooftop access shall be limited to an area set back at least ten feet (10') on all sides from the edge of the roof and surrounded by a wood fence equal in height to the parapet wall, as depicted on the Page A-1 of the Plans and Specifications at Exhibit B.
7. Breach of any of the covenants or violation of any other portions of this Restrictive Covenant shall not defeat or render invalid the lien of any mortgage or trust deed made in good faith and for value as to any portion of the Subject Property, but all provisions of this Restrictive Covenant shall be binding and effective against any owner of any portion of the Subject Property whose title thereto is acquired by foreclosure, trustee sale or otherwise under such mortgage or trust deed, and shall remain effective as to each portion of the Subject Property so acquired.
8. Enforcement of the provisions of this Restrictive Covenant may be by any proceeding at law or in equity brought by the City or the owner of the Neighboring Property against the Declarant, persons violating or attempting to violate any covenant, restriction or other provision hereof, either to restrain or prevent such violation or attempted violation, to recover damages, or both. Failure by the Declarant, its successors and/or assigns, the owner of the Neighboring Property, or the City to promptly enforce any covenant, restriction or other provision of this Restrictive Covenant shall in no event be a bar to enforcement thereafter and shall not waive any rights against the Declarant, its successors or assigns, the owner of the Neighboring Property or the City of Chicago to so enforce any covenant, restriction or other provision of this Restrictive Covenant. In the event of litigation, the prevailing party in such litigation shall be reimbursed, as part of said litigation, all reasonable attorney's fees, litigation and court costs from the closing party, whether incurred before or after judgment.
9. Invalidation of any covenant, restriction or other provision of this Restrictive Covenant by judgment, or court order shall in no way affect any of the other provisions of this Restrictive Covenant and such other provisions shall remain in full force and effect.
10. All covenants, conditions and restrictions contained in this Restrictive Covenant shall run with the land and shall be binding upon all parties and all persons owning any portions of the Subject Property and all persons claiming under them for fifty (50) years from the date hereof, after which time such covenants, conditions and restrictions shall be automatically extended for successive periods

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of ten (10) years each, unless an instrument signed by the then owners of the Subject Property, the City or the owner of the Neighboring Property and any bona fide Community Organization (or its successor organization) is recorded against the Subject Property modifying, amending or terminating the covenants, conditions and restrictions contained herein.

IN WITNESS WHEREOF, the Declarant has caused its Members to affix their signatures hereunto and caused its company name to be signed in these presents by its Members, as of the day and year first written above.

2617-19 North Wayne Properties, LLC
an Illinois Limited Liability Company

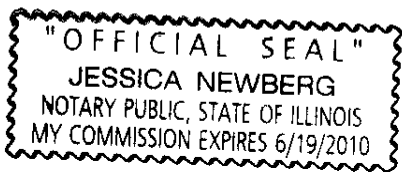
By: *Barry Ash*
Barry Ash
Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barry Ash, Member of 2617-19 North Wayne Properties, LLC, an Illinois Limited Liability Company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of September, 2007.



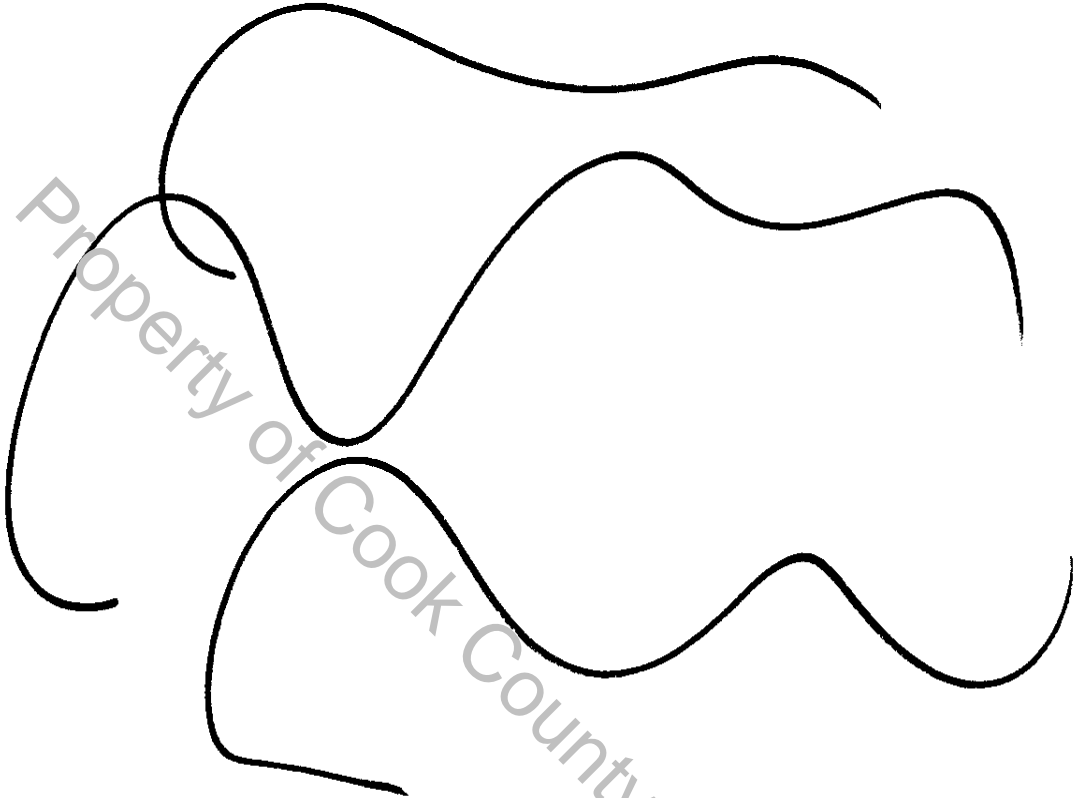
Jessica Newberg
Notary Public

SEAL

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EXHIBIT A

FIRST RESTRICTIVE COVENANT



Property of Cook County Clerk's Office

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Doc#: 0609410062 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2006 11:05 AM Pg: 1 of 4

DECLARATION OF RESTRICTIVE COVENANT 2617-2619 NORTH WAYNE

PREPARED BY AND
RETURN BY MAIL TO:
Daniel G. Lauer & Associates, P.C.
1424 West Division Street
Chicago, IL 60622-3360

THIS DECLARATION of Restrictive Covenant ("Restrictive Covenant") is made this 31st day of March, 2006, by 2617 N. Wayne, Inc., an Illinois Corporation, Contract Purchaser, and under the doctrine of after-acquired title, (hereinafter also referred to as "Declarant"), with its principal place of business at 6210 North Kildare Avenue, Chicago, Illinois 60646.

RECITALS

WHEREAS, Declarant is the Owner and legal titleholder of a certain parcel of real estate legally described as follows (the "Premises"):

LOTS 17 AND 18 IN JOHN P. ALTGELD'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF OGDEN SHELDON AND COMPANY SUBDIVISION OF OUTLOT 44 OF SHEFFIELD'S ADDITION TO CHICAGO OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 14-29-308-046-0000
14-29-308-045-0000

Commonly known as: 2617-19 NORTH WAYNE Avenue, Chicago, Illinois, 60614,

WHEREAS, Declarant intends that the Premises be utilized for the masonry construction of a six (6) Unit building not to exceed thirty-eight (38) feet in height, as defined by City Code, to be sold to the general public with a minimum of six (6) off-street parking spaces which are to be conveyed as limited common elements and not sold separately at any time, ("Intended Use");

WHEREAS, the present zoning for the Premises is RT-4 Residential Multi Unit District;

WHEREAS, because the land is twenty-four (24) square feet short of 6,000 square feet, the Declarant has requested the neighborhood grant the change to allow the building to be constructed.

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WHEREAS, in order to construct the size and number of units in accordance with Declarant's Intended Use, Declarant intends to effectuate a zoning change for the Premises, to RM-5 Residential Multi-Unit District;

WHEREAS, the City of Chicago ("City") consents to the proposed zoning change to RM-5 Multi-Unit District, subject to this Restrictive Covenant being recorded against the Premises, restricting the Premises, in perpetuity, to the construction of a Six-Unit condominium building, with a maximum height of thirty-eight (38) feet, as defined by the City Code, with a minimum of six (6) off-street parking spaces. The zoning would permit the construction of eight units but at the request of the Alderman of the 32nd Ward of the City of Chicago, Theodore Matlak, the Declarant hereby limits the construction to a Six-Unit Building;

WHEREAS, the Declarant presented the plans and proposal to the Zoning Committee, which the parties and the Declarant stipulate to be the governing body to review proposed zoning changes in the neighborhood;

WHEREAS, Declarant, in consideration of the City's consent to the RM-5 Multi-Unit District zoning change, Declarant shall now encumber the Premises with this Restrictive Covenant, the terms of which are hereinafter described;

WHEREAS, the Declarant has proposed to complete improvements substantially in accordance with the Architectural print prepared by Hanna Architects, Inc., which Architectural print has been reviewed and approved.

DECLARATIONS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes stated herein, the Declarant declares as follows:

1. The recitals set forth above are fully incorporated herein by this reference.
2. The Declarant warrants and represents that the Declarant is the true and lawful owner of the Premises and there is nothing in the Declarant's status which would prevent the validity or effectiveness of this Covenant.
3. Declarant has obtained the consent of the Honorable Theodore Matlak, Jr., Alderman of the 32nd Ward of the City of Chicago;
4. The Premises are and shall be held, sold and conveyed subject to the covenants, conditions and restrictions herein stated, all of which shall run with the land and be binding upon all parties now or hereinafter having any right, title or interest in the Premises or in any part thereof, and upon those claiming under them without limitations or exceptions as are herein expressed, and further stipulate to the enforcement of this Restrictive Covenant in the future.

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SPECIFIC COVENANTS

5. The Premises, or any portion thereof, shall be used solely for the purpose of the construction and operation of a masonry building with a maximum height of thirty-eight (38) feet, as defined by the City Code, constructed as one (1) six Unit condominium building and with a minimum of six (6) off-street parking spaces on the Premises, and the following specific agreements of the Declarant and the

- (a) the Declarant will use brick on all four sides of the property;
- (b) the Declarant shall install the parking area to be sold to the condominium buyers as "limited common elements". In order to allow for drainage from the parking area, the Declarant and Developer will not pave the parking area solely in concrete, but rather shall at a minimum, shall use brick pavers and or "Unilock" type pavers or other non-concrete and non-asphalt material either in full or at least to cover 50% of the parking area, at Developer's discretion;
- (c) The building shall be constructed according to the rendering attached hereto and made a part hereof as Exhibit A, and the Architect's plan known as "Ianna Architects, Inc. 2617-2619 NORTH WAYNE";

6. No building shall be erected on the Premises, nor shall construction begin on the Premises unless the plans of any building proposed to be erected have been submitted to the Alderman and written approval therefrom has been secured. Plans for a building permit submitted to the City of Chicago, Department of Buildings, which contain architectural detail for six Unit condominium building and a minimum of six (6) off-street parking spaces on the Premises, and which are in compliance with the above Paragraphs 5 (a), (b) and (c) shall automatically be adjudged to be in conformity with the requirements contained herein, and all parties hereby stipulate such Plans to be in conformity with this Restrictive Covenant. Issuance of a building permit by the City for the Premises shall constitute the City's approval of the submitted plans and specifications. No plans for the Premises shall be in conformity with this Restrictive Covenant unless the plans shall comply with each provision of this Restrictive Covenant.

7. Breach of any of the covenants or violation of any other portions of this Restrictive Covenant shall not defeat or render invalid the lien of any mortgage or trust deed made in good faith and for value as to any portion of the Premises, but all provisions of this Restrictive Covenant shall be binding and effective against any owner of any portion of the Premises whose title thereto is acquired by foreclosure, trustee sale or otherwise under such mortgage or trust deed, and shall remain effective as to each portion of the Premises so acquired.

8. Enforcement of the provisions of this Restrictive Covenant shall be by any proceeding at law or in equity, brought against the Declarant, persons violating or attempting to violate any covenant, restriction or other provision hereof, either to restrain or prevent such violation or attempted violation, to recover damages, or both. Failure by the Declarant, its successors and/or assigns, the City to promptly enforce any covenant, restriction or other provision of this Restrictive Covenant shall in no event be a bar to enforcement thereafter and shall not waive any rights against the Declarant, its successors or assigns, the City of Chicago to so enforce any covenant, restriction or other provision of this Restrictive Covenant. In the event of litigation, the prevailing party in such litigation shall be reimbursed, as part of said litigation, all reasonable attorney's fees, litigation and court costs from the losing party, whether incurred before or after judgment.

9. Invalidation of any covenant, restriction or other provision of this Restrictive Covenant by judgment, or court order shall in no way affect any of the other provisions of this Restrictive Covenant and such other provisions shall remain in full force and effect.

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10. All covenants, conditions and restrictions contained in this Restrictive Covenant shall run with the land and shall be binding upon all parties and all persons owning any portions of the Premises and all persons claiming under them for fifty (50) years from the date hereof, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then owners of the Premises, the City and any bona fide Community Organization (or its successor organization) is recorded against the Premises modifying, amending or terminating the covenants, conditions and restrictions contained herein.

IN WITNESS WHEREOF, the Declarant has caused its Members to affix their signatures hereunto and caused its company name to be signed in these presents by its Members, as of the day and year first written above.

2617 N. Wayne, Inc.
an Illinois Corporation

By: Walter Bladek
Walter Bladek
President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

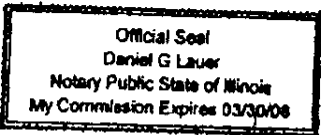
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Walter Bladek, President of 2617 N. Wayne, Inc., an Illinois Corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, 2006.

[Signature]

Notary Public

SEAL



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EXHIBIT B

PLANS AND SPECIFICATIONS
PAGES A-1 - A-4

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FIELD NOTES - See A-14, Appendix A-11, Survey Station, of the attached drawings for a detailed description of the site and the location of the proposed building. The site is bounded by N. Wayne Ave. to the north, N. Dearborn Ave. to the east, N. Lincoln Ave. to the south, and N. State St. to the west. The site is approximately 100' x 150'.

GENERAL NOTES

1. All work shall be in accordance with the specifications and standards of the City of Chicago.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall maintain access to all existing utilities and easements throughout the project.
4. The contractor shall be responsible for the protection of all existing structures and utilities on the site.
5. The contractor shall be responsible for the removal and disposal of all debris and materials from the site.
6. The contractor shall be responsible for the installation of all new utilities and easements.
7. The contractor shall be responsible for the completion of all work within the specified time frame.
8. The contractor shall be responsible for the maintenance of the site throughout the project.
9. The contractor shall be responsible for the safety of all workers and the public throughout the project.
10. The contractor shall be responsible for the quality of all workmanship and materials used in the project.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/08	Initial Setback
2	10/20/08	Revised Setback
3	11/05/08	Final Setback

PERMITS

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities, including but not limited to the following:

- 1. Building Permit
- 2. Electrical Permit
- 3. Mechanical Permit
- 4. Plumbing Permit
- 5. Fire Department Permit
- 6. Street Closure Permit
- 7. Utility Relocation Permit
- 8. Signage Permit
- 9. Tree Removal Permit
- 10. Demolition Permit

UTILITIES

The contractor shall be responsible for the location and protection of all existing utilities and easements on the site. The location of all utilities shall be shown on the attached drawings. The contractor shall be responsible for the relocation and installation of all new utilities and easements.

CONCRETE

All concrete work shall be in accordance with the specifications and standards of the City of Chicago. The contractor shall be responsible for the placement, curing, and finishing of all concrete. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be cured for a minimum of 7 days before any formwork is removed. The concrete shall be finished to a smooth, level surface unless otherwise specified.

ROOFING

The contractor shall be responsible for the installation of all new roofing materials and systems. The roofing materials and systems shall be installed in accordance with the manufacturer's instructions and the specifications of the City of Chicago. The contractor shall be responsible for the removal and disposal of all existing roofing materials and systems.

MECHANICAL

The contractor shall be responsible for the installation of all new mechanical systems, including but not limited to the following:

- 1. Heating, Ventilation, and Air Conditioning (HVAC) Systems
- 2. Plumbing Systems
- 3. Electrical Systems
- 4. Fire Protection Systems
- 5. Gas Piping Systems

ELECTRICAL

The contractor shall be responsible for the installation of all new electrical systems, including but not limited to the following:

- 1. Wiring and Conduit
- 2. Switches and Outlets
- 3. Panelboards and Transformers
- 4. Lighting Fixtures
- 5. Telecommunications Systems

FINISHES

The contractor shall be responsible for the installation of all new finishes, including but not limited to the following:

- 1. Drywall
- 2. Paint
- 3. Flooring
- 4. Wallpaper
- 5. Ceiling
- 6. Trim

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

The proposed building shall comply with the Energy Conservation Code of the City of Chicago. The contractor shall be responsible for the installation of all energy conservation measures required by the code, including but not limited to the following:

- 1. Insulation
- 2. Windows and Doors
- 3. Mechanical Systems
- 4. Electrical Systems
- 5. Lighting

GENERAL PLAN NOTES

1. The proposed building shall be constructed in accordance with the attached drawings and specifications.
2. The contractor shall be responsible for the completion of all work within the specified time frame.
3. The contractor shall be responsible for the maintenance of the site throughout the project.
4. The contractor shall be responsible for the safety of all workers and the public throughout the project.
5. The contractor shall be responsible for the quality of all workmanship and materials used in the project.

FINISHES

The contractor shall be responsible for the installation of all new finishes, including but not limited to the following:

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- 2. Paint
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- 5. Ceiling
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- 3. Panelboards and Transformers
- 4. Lighting Fixtures
- 5. Telecommunications Systems

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All concrete work shall be in accordance with the specifications and standards of the City of Chicago. The contractor shall be responsible for the placement, curing, and finishing of all concrete. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be cured for a minimum of 7 days before any formwork is removed. The concrete shall be finished to a smooth, level surface unless otherwise specified.

ROOFING

The contractor shall be responsible for the installation of all new roofing materials and systems. The roofing materials and systems shall be installed in accordance with the manufacturer's instructions and the specifications of the City of Chicago. The contractor shall be responsible for the removal and disposal of all existing roofing materials and systems.

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The contractor shall be responsible for the installation of all new mechanical systems, including but not limited to the following:

- 1. Heating, Ventilation, and Air Conditioning (HVAC) Systems
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- 3. Electrical Systems
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- 5. Gas Piping Systems

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The contractor shall be responsible for the installation of all new electrical systems, including but not limited to the following:

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- 2. Switches and Outlets
- 3. Panelboards and Transformers
- 4. Lighting Fixtures
- 5. Telecommunications Systems

FINISHES

The contractor shall be responsible for the installation of all new finishes, including but not limited to the following:

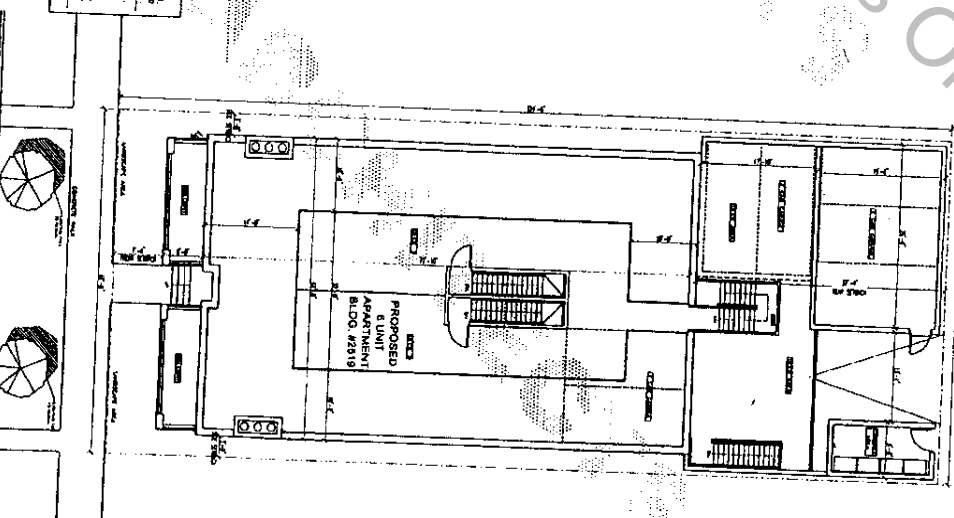
- 1. Drywall
- 2. Paint
- 3. Flooring
- 4. Wallpaper
- 5. Ceiling
- 6. Trim

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

DATE
11/15/08

SHEET NUMBER
A-1

DESIGNER
HANNA ARCHITECTS, INC. 2007



DATE
11/15/08

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

DESIGNER
HANNA ARCHITECTS, INC. 2007

HANNA ARCHITECTS, INC.
184 N. RANDOLPH
CHICAGO, ILLINOIS 60601
PH: (312) 733-1801
LICENSURE NUMBER: 04-01045

CONTRACT NUMBER
2008-01045

DATE OF CONTRACT
11/15/08

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

DESIGNER
HANNA ARCHITECTS, INC. 2007

DATE
11/15/08

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

CONTRACT NUMBER
2008-01045

DATE OF CONTRACT
11/15/08

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

DESIGNER
HANNA ARCHITECTS, INC. 2007

DATE
11/15/08

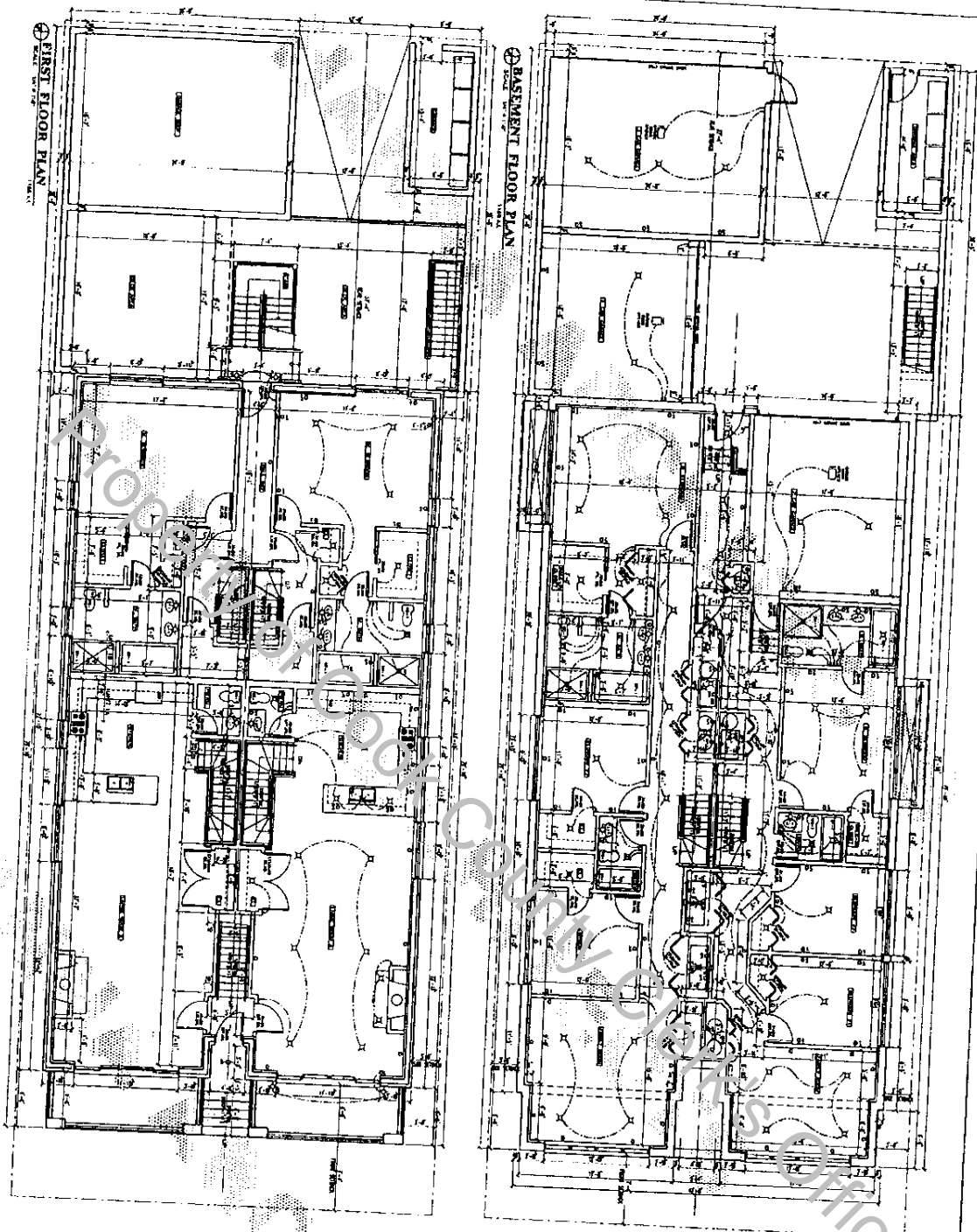
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2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

CONTRACT NUMBER
2008-01045

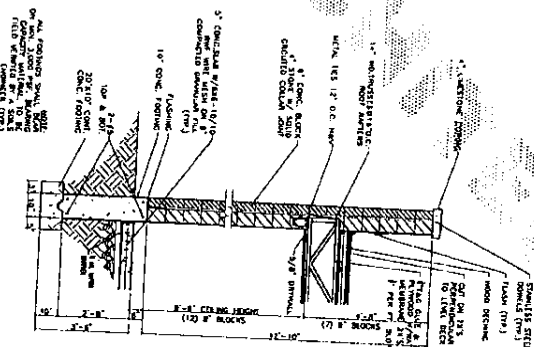
DATE OF CONTRACT
11/15/08

PROJECT NAME & ADDRESS
2617-19 N. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

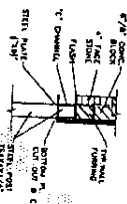
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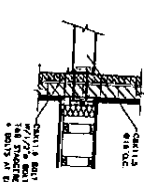
1 GARAGE WALL SECTION
Scale: 1/2" = 1'-0"



2 TYP. POST DETAIL
Scale: 1/2" = 1'-0"



3 LEDGER DETAIL
Scale: 1/2" = 1'-0"



© HANNA ARCHITECTS, INC. 2007

PATIENT NAME & ADDRESS
 2617-19 W WAYNE
 6 UNIT APARTMENT
 BUILDING
 CHICAGO, ILLINOIS

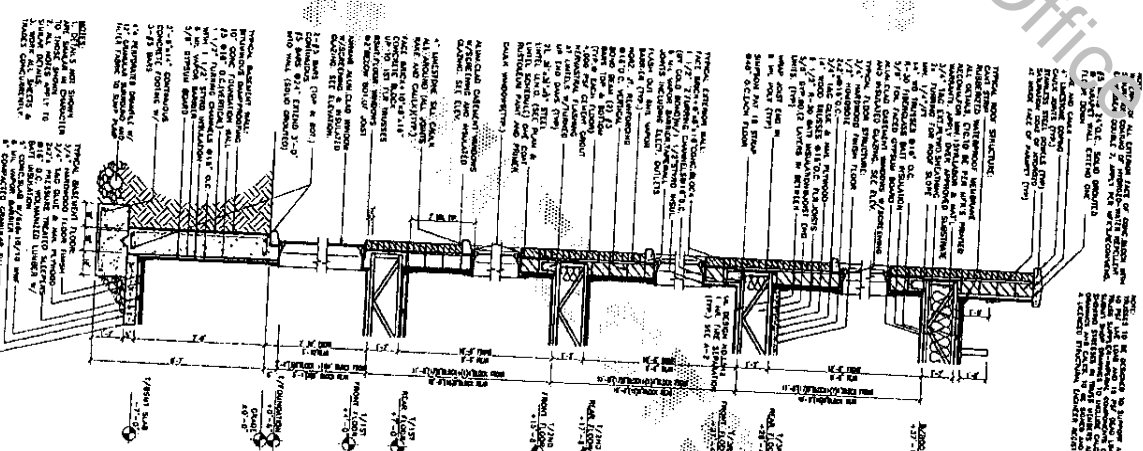
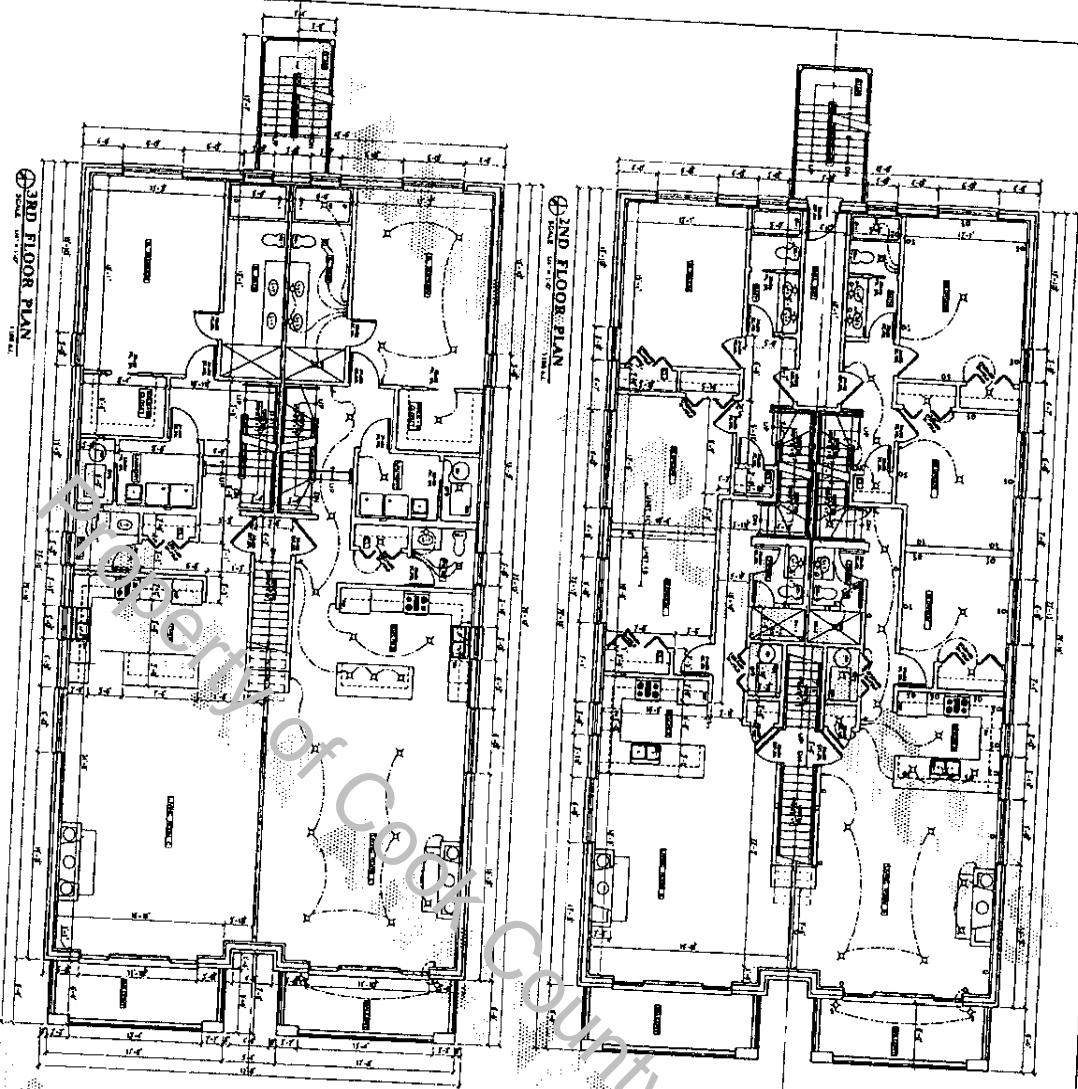
PROJECT NUMBER: A-2

DATE: 11/11/07

REVISIONS

HANNA
 (312) 290-1800
 180 W. RANDOLPH
 CHICAGO, IL 60604
 FAX: (312) 290-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT
 LICENSE NUMBER: 151-00148

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WALL SECTION

GENERAL NOTES:

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE.
- 2. FINISHES TO BE SHOWN ON DRAWINGS.
- 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 8. THE CONTRACTOR SHALL MAINTAIN THE BUILDING IN A SAFE AND SOUND CONDITION AT ALL TIMES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 10. THE CONTRACTOR SHALL MAINTAIN THE BUILDING IN A SAFE AND SOUND CONDITION AT ALL TIMES.

SECTION NOTES:

- 1. WALL: 12" CMU WITH 2" GYPSUM BOARD ON BOTH SIDES.
- 2. FLOOR: 4" CONCRETE ON 2" GYPSUM BOARD ON 12" CMU.
- 3. ROOF: 4" CONCRETE ON 2" GYPSUM BOARD ON 12" CMU.
- 4. CEILING: 2" GYPSUM BOARD ON 12" CMU.
- 5. DOOR: 1 1/2" SOLID CORE WITH 1" GYPSUM BOARD ON BOTH SIDES.
- 6. WINDOW: 12" ALUMINUM FRAME WITH 1" GYPSUM BOARD ON BOTH SIDES.
- 7. STAIR: 4" CONCRETE ON 2" GYPSUM BOARD ON 12" CMU.
- 8. ELEVATOR: 4" CONCRETE ON 2" GYPSUM BOARD ON 12" CMU.
- 9. CORE: 12" CMU WITH 2" GYPSUM BOARD ON BOTH SIDES.
- 10. CORE: 12" CMU WITH 2" GYPSUM BOARD ON BOTH SIDES.

PROJECT NAME & ADDRESS
2017-19 W. WAYNE
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

SHEET NUMBER
A-3

DATE FOR REVIEW
2017.11.15

DESIGNER
JEFFREY L. HARRIS

SCALE FOR THIS SHEET
AS SHOWN

PROFESSIONAL DESIGNER
JEFFREY L. HARRIS
 LICENSE NUMBER: **001-00000000**

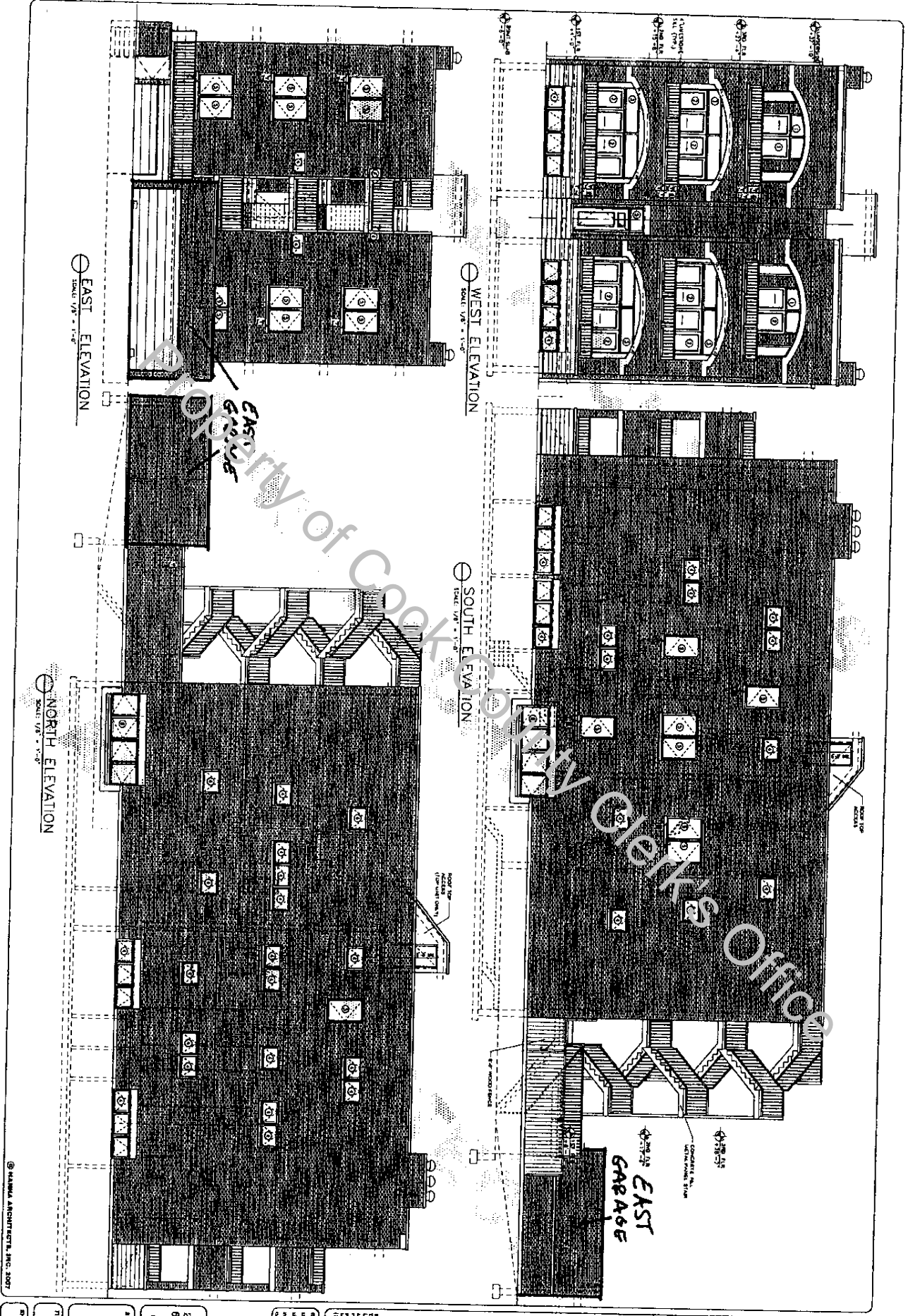
PROFESSIONAL DESIGNER
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HARRIS
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 LICENSE NUMBER: **001-00000000**

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<p>HANKS 188 N. RANDOLPH ST. CHICAGO, ILLINOIS 60601 TEL (312) 750-1800 FAX (312) 750-1801 PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 104 - 00148</p>	<p>NOTICE: This drawing is the property of the Architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.</p> <p>DATE: 11/11/10 DRAWN BY: [] CHECKED BY: [] APPROVED BY: []</p>	<p>PROJECT NAME & ADDRESS 2617-19 W. WAYNE 6 UNIT APARTMENT BUILDING CHICAGO, ILLINOIS</p> <p>SHEET TITLE ELEVATIONS</p> <p>TITLEBLOCK</p> <p>SHEET NUMBER A-4</p>
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