



Doc#: 1234850089 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/13/2012 12:37 PM Pg: 1 of 7

## NOTICE OF APPROVAL

An ordinance approving a plat of dedication for three tracts of property located at 9355 Skokie Boulevard, Skokie, Illinois in a B3 Business district was approved by the Board of Trustees of the Village of Skokie on November 19, 2012.

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

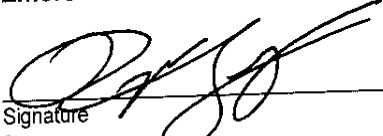
**IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.**

## OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly known as **portions of 9355 Skokie Boulevard Skokie, Illinois** 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 1 day of November, 2012.

Emerson Skokie Partners, LLC

  
\_\_\_\_\_  
Signature

Ryan Levy  
\_\_\_\_\_  
Print name

Authorized Signer  
\_\_\_\_\_  
Title

Emerson Skokie Partners, LLC  
\_\_\_\_\_  
Company

122 S Michigan Ave, Ste 1000  
\_\_\_\_\_  
Address

Chicago, IL 60603  
\_\_\_\_\_  
City, State Zip

312-360-3129  
\_\_\_\_\_  
Phone Number

Village Ordinance Number 12-11-Z-3954

# UNOFFICIAL COPY

## Exhibit 1

MML: 11/5/12 1<sup>st</sup> Reading  
\*11/19/12

<p>THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER <b>12-11-Z-3954</b></p>
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### **AN ORDINANCE APPROVING A PLAT OF DEDICATION FOR THREE TRACTS OF PROPERTY LOCATED AT 9355 SKOKIE BOULEVARD, SKOKIE, ILLINOIS IN A B3 BUSINESS DISTRICT**

**WHEREAS**, the owner of the following described real property:

THAT PART OF THE NORTH HALF OF LOT 2 LYING WEST OF THE WEST LINE OF GROSS POINT ROAD, EXCEPT THE WEST 50 FEET THEREOF AND THAT PART OF LOT 1 LYING WEST OF THE WEST LINE OF GROSS POINT ROAD, EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT THAT PART OF SAID LOT 1 LYING NORTHERLY OF LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1, SAID POINT BEING 27.0 FEET SOUTH OF THE NORTH LINE OF LOT 1 (BEING ALSO THE SOUTH LINE OF EMERSON STREET); THENCE NORTHEAST A DISTANCE OF 14.24 FEET TO A POINT ON A LINE 17.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 60.0 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE EASTERLY 185.0 FEET TO A POINT 7.50 FEET SOUTH OF THE NORTH LINE OF LOT 1, THENCE EAST ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, 244.12 FEET, MORE OR LESS, TO A POINT OF CURVE, SAID POINT BEING 102.96 FEET WEST OF THE WESTERLY LINE OF GROSS POINT ROAD (AS MEASURED ON A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1); THENCE EASTERLY ALONG SAID CURVE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 84.0 FEET, A DISTANCE OF 63.33 FEET TO A POINT OF TANGENCY; THENCE SOUTHEAST ALONG THE TANGENT TO THE LAST DESCRIBED POINT, 17.55 FEET TO A POINT ON THE WESTERLY LINE OF GROSS POINT ROAD, SAID POINT BEING 58.0 FEET SOUTHWEST OF THE NORTHEAST CORNER OF SAID PROPERTY (AS MEASURED ON THE WESTERLY LINE OF SAID ROAD); ALL IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE VILLAGE OF SKOKIE BY PLAT OF DEDICATION RECORDED WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS ON MARCH 23, 2006 AS DOCUMENT 0608239035.

PINS: 10-15-115-017-0000, 10-15-115-020-0000

more commonly known as 9355 Skokie Boulevard, Skokie, Illinois (hereinafter the "Subject Property") in a B3 Business district, is dedicating three tracts of land within the Subject Property, as depicted on the "Plat of Dedication", dated August 31, 2012, and subsequently revised on September 21, 2012, a copy of which is attached hereto as Exhibit "1"; and

**WHEREAS**, the dimensions of the tracts are as follows:

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1 Tract A – a rectangular-shaped parcel on the west side of the Subject Property  
2 measuring 1.50 feet x 243.31 feet x 1.84 feet x 242.27 feet adjacent to the east side  
3 of Skokie Boulevard;

4 Tract B – a six-sided parcel on the north side of the Subject Property measuring 9.09  
5 feet x 157.00 feet x 114.92 feet x 3.78 feet x 116.32 feet x 163.14 feet adjacent to  
6 the south side of Emerson Street;

7 Tract C – a triangular-shaped parcel on the east side of the Subject Property  
8 measuring 21.23 feet x 15.00 feet x 15.00 feet adjacent to the west side of Gross  
9 Point Road;

10 (hereinafter collectively the "Dedicated Property"); and

11 **WHEREAS** the Dedicated Property is legally described as follows:

12 **TRACT A:**  
13 THAT PART OF LOTS 1 AND 2 IN THE PARTITION BETWEEN THE HEIRS OF MICHAEL  
14 DIEDERICH, BEING A SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF  
15 SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
16 MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1892 AS  
17 DOCUMENT NUMBER 1611140, DESCRIBED AS FOLLOWS: BEGINNING AT THE  
18 INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 2 WITH THE  
19 EAST RIGHT-OF-WAY LINE OF SKOKIE BOULEVARD PER DOCUMENT NUMBER 18757627;  
20 THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST ALONG SAID EAST RIGHT-  
21 OF-WAY LINE, 242.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EMERSON  
22 STREET PER DOCUMENT NUMBER 0608239035; THENCE NORTH 54 DEGREES 55  
23 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1.84 FEET;  
24 THENCE SOUTH 00 DEGREES 15 MINUTES 18 SECONDS WEST ALONG A LINE 1.50 FEET  
25 EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF SKOKIE BOULEVARD,  
26 243.31 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF LOT 2; THENCE SOUTH 89  
27 DEGREES 40 MINUTES 14 SECONDS WEST ALONG SAID SOUTH LINE, 1.50 FEET TO THE  
28 PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

29 **TRACT B:**  
30 THAT PART OF LOT 1 IN THE PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH,  
31 BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15,  
32 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
33 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1892 AS DOCUMENT  
34 NUMBER 161140, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER  
35 OF LAND PREVIOUSLY DEDICATED FOR EMERSON STREET PER DOCUMENT NUMBER  
36 0608239035; THENCE NORTH 86 DEGREES 37 MINUTES 33 SECONDS EAST ALONG THE  
37 SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON STREET PER DOCUMENT NUMBER  
38 18757627, A DISTANCE OF 157.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 09  
39 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 114.92 FEET; THENCE SOUTH  
40 00 DEGREES 28 MINUTES 22 SECONDS EAST, 3.78 FEET; THENCE SOUTH 89 DEGREES  
41 34 MINUTES 09 SECONDS WEST, 116.32 FEET; THENCE SOUTH 86 DEGREES 15  
42 MINUTES 02 SECONDS WEST, 163.14 FEET TO THE SOUTHEASTERLY LINE OF SAID  
43 PREVIOUSLY DEDICATED EMERSON STREET; THENCE NORTH 54 DEGREES 55  
44 MINUTES 44 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, 9.09 FEET TO THE  
45 PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

46 **TRACT C:**  
47 THAT PART OF LOT 1 IN THE PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH,  
48 BEING A SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15,  
49 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
50 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1892 AS DOCUMENT

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1 NUMBER 1611140, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF  
 2 THE SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET WITH THE NORTH RIGHT-OF-  
 3 WAY LINE OF GROSS POINT ROAD; THENCE SOUTH 42 DEGREES 44 MINUTES 02  
 4 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF GROSS POINT ROAD,  
 5 15.00 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 04 SECONDS WEST, 21.23 FEET  
 6 TO SAID SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET; THENCE SOUTH 47  
 7 DEGREES 10 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF  
 8 EMERSON STREET, 15.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY,  
 9 ILLINOIS.

10 **WHEREAS**, these dedications are required pursuant to Condition (4) of Village  
 11 Ordinance Number 12-11-Z-3953, which grants a special use permit to expand and  
 12 renovate the existing Comfort Inn Hotel at the Subject Property; and

13 **WHEREAS**, the dedications are necessary to widen the sidewalks along Skokie  
 14 Boulevard and Emerson Street adjacent to the Subject Property and to allow for future  
 15 improvement to the turning radius at the intersection of Emerson Street and Gross Point  
 16 Road; and

17 **WHEREAS**, the dedications are being made by the property owner without any  
 18 compensation from the Village of Skokie; and

19 **WHEREAS**, the Community Development Director reviewed the Plat of Dedication,  
 20 determined that the dedication meets all Village requirements, and has recommended its  
 21 acceptance as indicated in his memorandum dated October 22, 2012; and

22 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on  
 23 November 19, 2012, concurred in the aforesaid recommendation of the Community  
 24 Development Director;

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

27 **Section 1:** That the above stated Recitals are restated and incorporated as if  
 28 stated in full.

29 **Section 2:** That the dedication of the Dedicated Property to the Village of Skokie,  
 30 as depicted on the "Plat of Dedication", dated August 31, 2012, and subsequently revised  
 31 September 21, 2012, legally described above and commonly known as portions of 9355  
 32 Skokie Boulevard, Skokie, Illinois, in a B3 Business district, for the specific public purpose  
 33 of its utilization as part of the public right of way, be and the same is hereby approved.

34 **Section 3:** That the "Plat of Dedication", dated August 31, 2012, and  
 35 subsequently revised September 21, 2012, attached as "Exhibit 1", except as it may be  
 36 revised subject to the approval of the Corporation Counsel and the Village Manager or  
 37 designee, be and the same is hereby accepted. The Plat shall be recorded with the Cook  
 38 County Recorder of Deeds Office.

39 **Section 4:** That a notice of the approval of this Ordinance incorporating the  
 40 conditions contained herein shall be executed by the owner of the property in writing and  
 41 duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

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**Section 5:** That this Ordinance shall be in full force and effect from and after its passage, approval and recordation as provided by law.

**ADOPTED** this 19th day of November, 2012.

Ayes: 5 (Bromberg, Perille, Roberts,  
Sutker, Van Dusen)  
Nays: 0  
Absent: 1 (Shah)

Marlene Williams  
Village Clerk

Attested and filed in my  
office this 20th day of  
November, 2012.

Approved by me this 19th day of  
November, 2012.

Marlene Williams  
Village Clerk

George Van Dusen  
Mayor, Village of Skokie

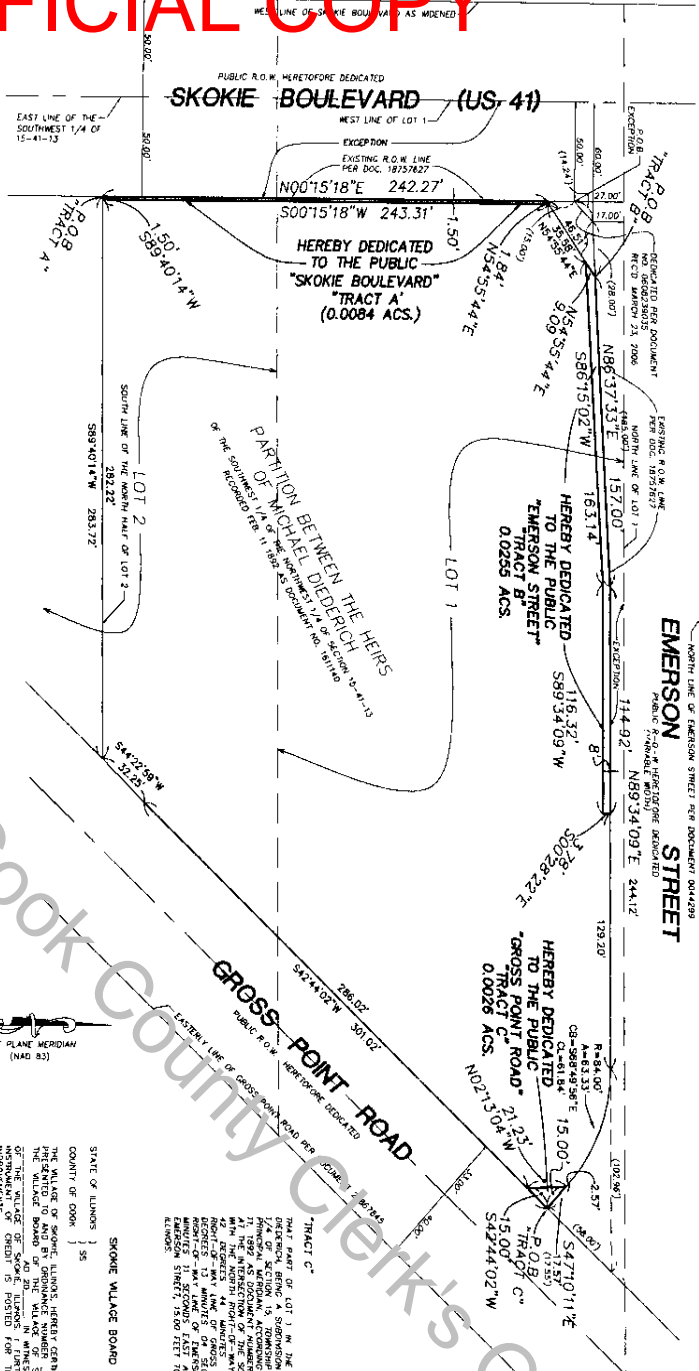
Property of Cook County Clerk's Office

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PLAT OF DEDICATION

PLAT OF DEDICATION

PLAT: 10-15-15-017  
10-15-15-020

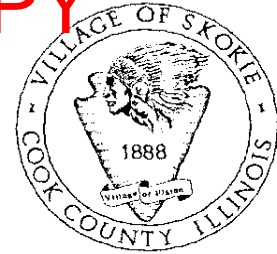


PROPERTY OWNERS CERTIFICATE  
OWNERS MORTGAGE CERTIFICATE  
WILDLIFE COLLECTION

NOTARY CERTIFICATE OF PROPERTY OWNER  
NOTARY CERTIFICATE  
WILDLIFE COLLECTION  
PLAT OF DEDICATION

Exhibit 1

## UNOFFICIAL COPY



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 19th day of November, 2012 by a vote of 5 Ayes, 0 Nays and 1 Absent; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 20th day of November, 2012. and was approved by the Mayor and Board of Trustees on the 19th day of November, 2012.

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 20th day of November, 2012.

Skokie Village Clerk  
 Cook County, Illinois

(seal)