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Doc#: 1505156035 Fee: \$80.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2015 10:50 AM Pg: 1 of 22

Recording Area

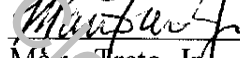
(FOR RECORDING PURPOSES ONLY)

Cover page

Special Assessment #1510

Cook County Court No: 2013 CO SA 001

Respectfully submitted,
LEGAL DEPARTMENT
CITY OF EVANSTON

By: 
Mario Treto, Jr.
Assistant City Attorney

Date: 2/20/15

Prepared by and upon recording return to:
Mario Treto, Jr., Assistant City Attorney
Legal Department
City of Evanston
2100 Ridge Ave
Evanston, IL 60201
(847) 866-2937
Cook County ID: 46996

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3/29/2013

27-O-13**AN ORDINANCE****for the Construction of a Local Improvement known as
Evanston Special Assessment No. 1510**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVANSTON, ILLINOIS:

SECTION 1: That a local improvement shall be made within the City of Evanston, County of Cook, and State of Illinois, the nature, character, locality and description of which is as follows, *to-wit*:

That the West-North-South leg of the unimproved public alley in the block bounded by Washington Street on the north, Madison Street on the south, Sherman Avenue on the west, and Custer Avenue on the east, in the City of Evanston, be improved by excavating, constructing the necessary drainage system and paving with 8" Portland Cement Concrete Pavement to a width of ten feet (10').

SECTION 2: That the Recommendation (Exhibit A) of the Board of Local Improvements of the City of Evanston, Illinois, of this Ordinance, and the Estimate of the Cost (Exhibit B) of said improvement made by the Engineer of said Board, both attached hereto, be and the same are hereby approved and by reference thereto made a part hereof.

SECTION 3: That said improvement shall be made and the cost thereof, including the sum of Thirty-Seven Thousand Eight Hundred One and 20/100 Dollars (\$37,801.20), being the cost of making and collecting the Assessment and all other expenses as provided by law, shall be paid for by

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27-O-13

Special Assessment in accordance with the *Illinois Municipal Code*, Chapter 65, Section 5/9-2-1, *et seq.*

SECTION 4: That Thirty-One Thousand Four Hundred Forty-Five and 64/100 Dollars (\$31,445.64) of the cost of said improvement shall be allocated by the City; and the remainder of the cost, Six Thousand Three Hundred Fifty-Five and 56/100 Dollars (\$6,355.56) will be allocated as private benefit.

SECTION 5: That the aggregate amount to be assessed and each individual assessment shall be divided into ten (10) installments in the manner provided by law, and each of said installment shall bear interest at the rate of seven percent (7%) per annum from sixty (60) days after the date of the first voucher issued on account of work done upon said proposed improvement.

SECTION 6: That, for the purpose of anticipating the collection of the installments of said assessment levied against the real estate benefited thereby, general obligation bonds have been issued, eighty-three percent (83%) of which are payable by the City, homeowners pay remaining seventeen percent (17%) of which are payable out of said installments, bearing interest at the rate of seven percent (7%) per annum, payable annually and signed on behalf of the City of Evanston, Illinois, by its Mayor and attested by its City Clerk and its corporate seal affixed thereto; and each interest coupon attached to said bonds shall likewise be executed by and shall bear the official or facsimile signature of the same officers who signed said bonds and who, if facsimile signatures are

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27-O-13

used, do adopt by their execution of said bonds as and for their proper signatures their respective facsimile signatures appearing on said coupons; and that said bonds shall be issued in accordance with and shall be in all respects conform to the provisions of an Act of the General Assembly of the State of Illinois, known as the "*Illinois Municipal Code*," effective July 1, 1961, and the Amendments thereto.

SECTION 7: That Suzette Robinson, President of the Board of Local Improvements of the City of Evanston, Illinois, be and she is hereby directed to file a Petition in the Circuit Court of Cook County, Illinois, praying that steps may be taken to levy a Special Assessment to pay the cost of said improvement in accordance with the provisions of this ordinance and in the manner prescribed by law.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid application of this ordinance is severable.

SECTION 10: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.


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27-O-13

SECTION 11: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: April 22, 2013 Approved:
Adopted: May 13, 2013 May 15, 2013


Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar, Corporation Counsel

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27-O-13

Exhibit A

Recommendation

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SPECIAL ASSESSMENT NO. 1510 RECOMMENDATION OF THE BOARD OF LOCAL IMPROVEMENTS TO THE CITY COUNCIL OF THE CITY OF EVANSTON, ILLINOIS

The Board of Local Improvements of the City of Evanston, Illinois, herewith submits the draft of Ordinance 27-O-13 for the making of a local improvement within the City of Evanston, County of Cook, and State of Illinois, the nature, character, locality and description of which is as follows, *to-wit*:

That the West-North-South leg of the unimproved public alley in the block bounded by Washington Street on the north, Madison Street on the south, Sherman Avenue on the west, and Custer Avenue on the east, in the City of Evanston, be improved by excavating, constructing the necessary drainage system and paving with 8" Portland Cement Concrete Pavement to a width of ten feet (10').


and, as part of said Ordinance, and in conjunction therewith, said Board also herewith submits the plans and specifications of an estimate of the cost of said improvement, including the cost of engineering services, as finally determined by said Board; and said Board hereby recommends the passage of Ordinance 27-O-13 and the making of the improvement described therein.



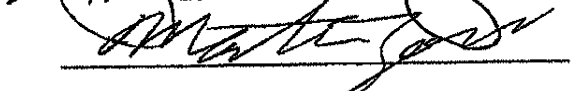
Respectfully submitted,

BOARD OF LOCAL IMPROVEMENTS
CITY OF EVANSTON, ILLINOIS

By: 
Suzette Robinson, President

APPROVED AS TO FORM:


Michelle Masoncup
Attorney for the Board of Local
Improvements of the City of Evanston, Illinois

W. GRANT FARRAR
MICHELLE L. MASONCUP
CITY of EVANSTON LAW DEPARTMENT
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60201
(847) 866-2937
Attorney Code 46996

Date: April 11th, 2013.

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Exhibit B

Estimate

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A large, bold, handwritten signature in black ink is written over the diagonal watermark text. The signature is highly stylized and appears to be a set of initials or a name written in a cursive, blocky font.

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ESTIMATE OF ENGINEER OF BOARD OF LOCAL IMPROVEMENTS

To the Board of Local Improvements of the City of Evanston:

Pursuant to a Resolution of the Board of Local Improvements of the City of Evanston, heretofore adopted, providing that the West North-South leg of the unimproved public alley in the block bounded by Washington Street on the north, Madison Street on the south, Sherman Avenue on the west, and Custer Avenue on the east, in the City of Evanston, be improved by excavating, constructing the necessary drainage system and paving with 8" Portland Cement Concrete Pavement to a width of ten feet (10').

Said improvement to be constructed in detail as specified in aforesaid Resolution.

I, herewith submit an estimate of cost of such improvement as described in said Resolution, including labor, materials, and all other lawful expenses attending the proceedings for making said improvement and the cost of making and collecting the assessment therefore as provided by law, viz:

<u>ITEM NO.</u>	<u>Item</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1	EARTH EXCAVATION	CU. YD.	40	\$55.00	\$ 2,200.00
2	SUB-BASE GRANULAR MATERIAL, TYPE B	CU. YD.	10	\$35.00	\$ 350.00
3	AGGREGATE BASE COURSE, TYPE B, 4"	SQ. YD.	25	\$10.00	\$ 250.00
4	INCIDENTAL HOT-MIX ASPHALT SURFACING	TON	3	\$250.00	\$ 750.00
5	PORTLAND CEMENT CONCRETE PAVEMENT, 8"	SQ. YD.	165	\$62.00	\$ 10,230.00
6	VALVE BOXES TO BE ADJUSTED	EACH	1	\$250.00	\$ 250.00
7	CONCRETE CURB, TYPE B	FOOT	50	\$25.00	\$ 1,250.00
8	COMBINATION CONCRETE CURB AND GUTTER, TYPE B 6.12	FOOT	130	\$25.00	\$ 3,250.00
9	PAVEMENT REMOVAL	SQ. YD.	10	\$20.00	\$ 200.00
10	DRIVEWAY PAVEMENT REMOVAL	SQ. YD.	70	\$20.00	\$ 1,400.00
11	CURB REMOVAL	FOOT	90	\$8.00	\$ 720.00
12	SIDEWALK REMOVAL	SQ. FT.	365	\$2.00	\$ 730.00
13	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT - 8"	SQ. YD.	50	\$45.00	\$ 2,250.00
14	PORTLAND CEMENT CONCRETE SIDEWALK - 5"	SQ. FT.	260	\$7.00	\$ 1,820.00
15	PROTECTIVE SEALER	SQ. YD.	215	\$2.00	\$ 430.00
16	CRUSHED STONE, CA - 14	TON	20	\$30.00	\$ 600.00
17	FURNISHING AND PLACING TOPSOIL, 3"	SQ. YD.	40	\$15.00	\$ 600.00
18	SODDING, SALT TOLERANT	SQ. YD.	40	\$20.00	\$ 800.00
19	DETECTABLE WARNINGS	SQ. FT.	25	\$40.00	\$ 1,000.00
20	HOT - MIX ASPHALT SURFACE REMOVAL	SQ. YD.	20	\$25.00	\$ 500.00
21	CONSTRUCTION LAYOUT AND STAKING	LUMP SUM	1	\$3,000.00	\$ 3,000.00
22	STREET SWEEPING	EACH	2	\$300.00	\$ 600.00
23	PRE-CONSTRUCTION SURFACE VIDEO TAPING	LUMP SUM	1	\$1,500.00	\$ 1,500.00
ESTIMATED CONSTRUCTION COST					\$ 34,680.00

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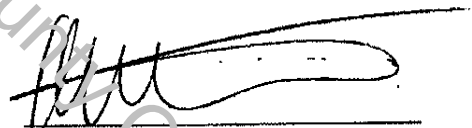
Page -2-
Estimate of Engineer of BLI - S.A. 1510
(Alley, N/Madison St., E/Sherman Ave.)
(West North-South leg)

Cost of Engineering Services.....	\$ 1,560.60
For Lawful Expenses, etc.....	\$ 1,560.60
Sub-Total	\$ 3,121.20

RECAPITULATION

Construction Cost.....	\$ 34,680.00
Engineering.....	\$ 1,560.60
Legal.....	\$ 1,560.60
Total Cost.....	\$ 37,801.20

I hereby certify that in my opinion the above estimate does not exceed the probable cost of the above proposed improvement and the lawful expenses attending the same.



Sat Nagar, P.E.
Senior Engineer
Board of Local Improvements

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REPORT AND ASSESSMENT ROLL								
EVANSTON SPECIAL ASSESSMENT								
NO. S.A. 1512								
NAME AND RESIDENCE OF PERSON WHO PAID THE TAXES DURING THE LAST PRECEDING CALENDAR YEAR WHICH TAXES WERE PAID.	PART OF LOT OR LAND	LOT	SUB LOT	LOT	BLOCK	FIRST INSTALLMENT	INSTALLMENTS INCLUSIVE, EACH	Final TOTAL ASSESSMENT
W.G. HOAG'S SUBDIVISION OF LOTS 8 AND 9 OF ADAMS AND BROWNS ADD. TO EVANSTON, THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS								
Thomas Thorton 813 Sherman Avenue Evanston, Il.60202	11-19-307-001-0000	ALL OF	1			\$97.94	\$90.00	\$907.94
Donald Souhrada 811 Sherman Avenue Evanston, Il.60202	11-19-307-002-0000	ALL OF	2			\$195.87	\$180.00	\$1,815.87
Lori Martin Beauchamp 809 Sherman Avenue Evanston, Il.60202	11-19-307-003-0000	ALL OF	3			\$293.81	\$270.00	\$2,723.81
Paul R. Breslin 805 Sherman Avenue Evanston, Il.60202	11-19-307-004-0000	ALL OF	4			\$97.94	\$90.00	\$907.94
TOTALS:						\$685.56	\$630.00	\$6,355.56
PUBLIC CONTRIBUTION:		\$10,198.28						
PRIVATE BENEFIT:		\$6,355.56						
TOTAL COST OF PROJECT:		\$16,553.84						

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Original Recording Date:

Date of Note: 10/09/2009

Original Recording Date: 10/26/2009

Property Address: 813 SHERMAN AVE EVANSTON, IL 60202

Legal Description: LOT 1 IN WILLIAM G. HOAGS SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 6 IN ADAMS AND BROWN'S ADDITION TO EVANSTON IN SECTION 19 TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN #: 11-19-307-001-0000

County: Cook County, State of IL

Property of Cook County Clerk's Office

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811 SHERMAN AVE, EVANSTON IL - 60202

Tax Parcel No. 11-19-307-002-0000

LOT 2 IN WILLIAM C. HOAG S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 6 IN ADAMS AND BROWNS ADDITION TO EVANSTON IN THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF CENTER OF ROAD, IN COOK COUNTY, ILLINOIS.

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LOT 3 IN WILLIAM G. HOG'S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 6 IN ADAMS AND BROWNS ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Code/PIN: 11-19-207-003-0000

Property is commonly known as: 809 SHERMAN AVENUE, EVANSTON, IL 60202.

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 4 IN WILLIAM G. HOAG'S SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 6 IN ADAMS AND BROWN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS; OF RECORD; ZONING AND BUILDING LAWS AND ORDINANCES; PUBLIC UTILITY EASEMENTS; PUBLIC ROADS AND HIGHWAYS; EASEMENTS FOR PRIVATE ROADS AND COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: 11-19-307-004-0000

ATI ORDER NUMBER: 201307290293

805

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Attorney Code 46996

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

IN THE MATTER OF THE SPECIAL) File No. 2013 CO SA 001
ASSESSMENT OF THE CITY OF EVANSTON) EVANSTON SPECIAL
FOR THE PUBLIC ALLEY NORTH OF MADISON STREET,) ASSESSMENT
EAST OF SHERMAN AVENUE) NO. 1510

NOTICE OF FILING

PLEASE TAKE NOTICE that on January 28, 2014, I caused to be filed with the Clerk of the Circuit Court of Cook County, Illinois, the City of Evanston's Draft Special Assessment Roll 1510 in the above-referenced matter.

City of Evanston,



Michelle Masoncup
Deputy City Attorney
City of Evanston Law Department
2100 Ridge Avenue
Evanston, IL 60201
Cook County No. 46996

2014 JAN 28 AM 9:53

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

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REPORT AND ASSESSMENT ROLL OF EVANSTON SPECIAL ASSESSMENT NO. S.A. 1510								
NAME AND RESIDENCE OF PERSON WHO PAID THE TAXES DURING THE LAST PRECEDING CALENDAR YEAR WHICH TAXES WERE PAID.	PART OF LOT OR LAND	LOT	SUB LOT	LOT	BLOCK	FIRST INSTALLMENT	INSTALLMENTS INCLUSIVE, EACH	TOTAL ASSESSMENT
W. G. HOAG'S SUBDIVISION OF LOTS 8 AND 9 OF ADAMS AND BROWNS ADD. TO EVANSTON, THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.								
11 - 19 - 307 - 001 - 0000 THOMAS THORTON 813 SHERMAN AVENUE EVANSTON, IL 60202	ALL OF	1				\$97.94	\$98.00	\$907.94
11 - 19 - 307 - 002 - 0000 DONALD SOUHRADA 811 SHERMAN AVENUE EVANSTON, IL 60202	ALL OF	2				\$195.87	\$180.00	\$1,815.87
11 - 19 - 307 - 003 - 0000 LORI MARTIN BEAUCHAMP 809 SHERMAN AVENUE EVANSTON, IL 60202	ALL OF	3				\$293.81	\$270.00	\$2,723.81

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REPORT AND ASSESSMENT ROLL
OF
EVANSTON SPECIAL ASSESSMENT
NO. S.A. 1510

NAME AND RESIDENCE OF PERSON WHO PAID THE TAXES DURING THE LAST PRECEDING CALENDAR YEAR WHICH TAXES WERE PAID.	PART OF LOT OR LAND	LOT	SUB LOT	LOT	BLOCK	FIRST INSTALLMENT	INSTALLMENTS INCLUSIVE EACH	TOTAL ASSESSMENT
11 - 19 - 307 - 004 - 0000 PAUL R. BRESLIN 805 SHERMAN AVENUE EVANSTON, IL 60202	ALL OF	4				\$97.94	\$90.00	\$907.94
TOTALS:						\$685.56	\$630.00	\$6,355.56
PUBLIC CONTRIBUTION:								\$18,950.00
ADDITIONAL PUBLIC CONTRIBUTION:								\$12,545.04
PRIVATE BENEFIT:								\$6,355.56
TOTAL COST OF PROJECT:								\$37,801.20

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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

IN THE MATTER OF THE SPECIAL) File No. **2013 CO SA**
001
ASSESSMENT OF THE CITY OF EVANSTON) **EVANSTON SPECIAL**
FOR THE PUBLIC ALLEY NORTH MADISON STREET,) **ASSESSMENT**
EAST OF SHEPHERD AVENUE.) **NO. 1510**

FINAL ORDER OF CONFIRMATION

THIS CAUSE COMING ON TO BE HEARD upon the Certificate of Completion of the Board of Local Improvements of the City of Evanston, Illinois, and upon said Board's Petition to determine whether or not the facts stated in said Certificate of Completion are true; and the Affidavits of Publishing and Posting of Notices of this hearing, pursuant to the Statutes and Laws of the State of Illinois in such case made and provided, having been presented to and received by the Court, and filed herein; and no Objections having been filed to said Certificate of Completion; and the Court having read said Certificate of Completion, and having considered the evidence presented, and having heard statements of counsel, and being fully advised in the premises, the Court doth accordingly find that Notice of this hearing has been given in due form and manner as prescribed by law, and that the Court has jurisdiction of the property, the persons and the subject matter of and pertaining to this cause; and the Court further finds that all of the facts stated and alleged in said Certificate of Completion are true, and that the Improvement has been constructed in substantial conformity to the original Ordinance therefor, and that the costs of the original estimate and roll have been reduced and the Special Assessment Roll has been properly amended to reflect the reduction by a uniform abatement of the Roll.

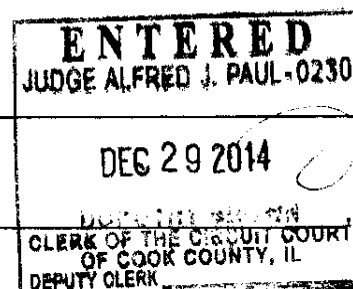
IT IS, THEREFORE, HEREBY ORDERED AND ADJUDGED that said Certificate of Completion of said Board of Local Improvements of the City of Evanston, Illinois, be and it is hereby in all things and in all respects approved and confirmed; and the Court hereby approves the final Special Assessment Roll as abated; and the Court hereby declares that the improvement in question has been constructed and completed in substantial conformity to the requirements of the original Ordinance of said City of Evanston concerning the construction of said Improvement.

Mario Treto, Jr.

CITY of EVANSTON LAW
 DEPARTMENT
 2100 RIDGE AVENUE
 EVANSTON, ILLINOIS 60201
 (847) 866-2937

By: _____
 Judge

Date: _____



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