

# UNOFFICIAL COPY



1523929019

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2015 10:55 AM Pg: 1 of 5

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

NOTICE OF "STATEMENT OF AWARENESS"

THE VILLAGE OF HOFFMAN ESTATES, a municipal corporation, Cook and Kane Counties, State of Illinois, hereby files a Statement of Awareness as approved by the Hoffman Estates Village Board on 07/06/2015 as a condition of approval of a plat of subdivision described below pursuant to Section 10-2-2-O of the Hoffman Estates Municipal Code.

**Property Index Number(s):**

- 02-29-301-010
- 02-29-301-012

*Prepared by*  
*Jim Donahue*

*BR*

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## Legal Description:

### LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF THE SOUTH WEST QUARTER, OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTH QUARTER, A DISTANCE OF 1475.8 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 82; THENCE NORTH WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1353.83 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTH WEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1089.55 FEET TO THE NORTH WEST CORNER OF THE EAST HALF OF SAID SOUTH WEST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTH WEST QUARTER, A DISTANCE OF 1297.80 FEET TO THE PLACE OF B.E. CONNING, IN COOK COUNTY, ILLINOIS, BUT EXCLUDING THE PROPERTY LEGALLY DESCRIBED AS:

PARCEL 0013A: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, AS MONUMENTED AND OCCUPIED; THENCE ALONG AN ASSUMED BEARING OF SOUTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 175.66 FEET ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TO THE NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD AS SHOWN ON THE PLAT OF DEDICATION FOR PUBLIC HIGHWAY, RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON JANUARY 30, 1933 AS DOCUMENT NUMBER 11194104, EXTENDED EASTERLY; THENCE NORTH 73 DEGREES 14 MINUTES 57 SECONDS WEST 518.30 FEET ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 73 DEGREES 14 MINUTES 57 SECONDS WEST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE 847.03 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST 10.45 FEET ALONG SAID WEST LINE TO A POINT 10.00 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 73 DEGREES 14 MINUTES 57 SECONDS EAST ALONG A LINE PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE 790.06 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 63 DEGREES 47 MINUTES 13 SECONDS, EAST 60.83 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCLUDING THE PROPERTY LEGALLY DESCRIBED AS:

PARCEL 0013B: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, AS MONUMENTED AND OCCUPIED; THENCE ALONG AN ASSUMED BEARING OF SOUTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 1,440.65 FEET ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER THE SAME BEARING OF SOUTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 35.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD AS SHOWN ON THE PLAT OF DEDICATION FOR PUBLIC HIGHWAY, RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON JANUARY 30, 1933 AS DOCUMENT NUMBER 11194104, EXTENDED EASTERLY; THENCE NORTH 73 DEGREES 14 MINUTES 57 SECONDS WEST 59.48 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD AND ITS EASTERLY EXTENSION TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 53 DEGREES 18 MINUTES 58 SECONDS EAST 29.79 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF ELA ROAD, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 89 DEGREES 52 MINUTES 53 SECONDS EAST 33.00 FEET PERPENDICULAR TO SAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING.

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## Statement of Awareness

### INFORMATION REGARDING BERGMAN POINTE SUBDIVISION AND THE SURROUNDING AREA

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Listed below are several items which the Village of Hoffman Estates would like you to be aware of as a potential purchaser of property within the Bergman Pointe Subdivision. This notice is required to be signed by all prospective buyers in the Bergman Pointe Subdivision, prior to committing to any funds for purchase of property. Please note that this information is intended to make you aware of certain conditions of interest on the property and in the surrounding areas. This is not intended to be a comprehensive list of existing or potential conditions on the property or in the surrounding areas. Land use, development and transportation policies are subject to change. In addition to the Village, several area governmental jurisdictions affect conditions in the area, Cook County Highway Department, Hoffman Estates Park District, Townships, etc.

1. *ELA ROAD* – Ela Road, which lies to the east of the subdivision, is under the jurisdiction of Cook County Highway Department. For additional information, call (312) 603-1601.
2. *ALGONQUIN ROAD* – Algonquin Road, which lies to the south of the subdivision is under the jurisdiction of the Illinois Department of Transportation (IDOT). For additional information, call (847) 705-4000.
3. *VILLAGE OF INVERNESS* – the subdivision is surrounded by the Village of Hoffman Estates to the east, west and south, except to the north which is the Village of Inverness.
4. *FOREST PRESERVE* – the land immediately south of the overall subdivision is the Paul Douglas Forest Preserve. This land is owned and maintained by the Cook County Forest Preserve. For more information, please call (800) 870-3666.
5. *BERGMAN FARMHOUSE* – the original farmhouse located on Outlot B as shown on the final plat of subdivision is being evaluated for future preservation and may or may not be preserved. A final decision on its future has not been decided upon at time of subdivision establishment.
6. *HOMEOWNERS' ASSOCIATION* – Please note that the Bergman Pointe Homeowners' Association has been established with this development. The Association is to maintain all common areas as defined in the Declaration for Bergman Pointe, including the landscaping along Ela and Algonquin Roads, the bike path along Ela Road and the subdivision identification signs.
7. *LOT RESUBDIVISION* – Resubdivision of platted lots (usually done for purposes of construction of an additional home) is **prohibited** in this subdivision. This prohibition was a condition of approval of this development.

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8. *LANDSCAPE BUFFERS & OUTLOTS* – The subdivision has landscape buffers and outlots incorporated in its design. They include:
- North – A 15' landscape easement is included within the rear lot setbacks. Landscaping planted by the developer is required to be maintained by the homeowner in perpetuity as noted on the plat of subdivision.
- South – Two 25' landscaped outlots (Outlots C & D) are provided along the rear of the lots abutting Algonquin Road. This area will be maintained by the HOA.
- Southeast – A 15' landscape easement is included within the rear lot setbacks abutting Outlot A & B. Landscaping planted by the developer is required to be maintained by the homeowner in perpetuity as noted on the plat of subdivision.
- East - Two 25' landscaped outlots (Outlots F & G) are provided along the rear of the lots abutting Ela Road. This area also contains a 10' multi-purpose path and will be maintained by the HOA.
- West – A 15' landscape easement is included within the rear lot setbacks. Landscaping planted by the developer is required to be maintained by the homeowner in perpetuity as noted on the plat of subdivision.
- Outlot E – The detention area in Outlot E will be maintained by the Hoffman Estates Park District. This areas will likely be maintained in a natural grass fashion and receive minimal maintenance such as mowing. For more information, please contact the Park District at (847) 885 7500.
9. *RIGHT OF WAY OBSTRUCTIONS* - For the purpose of maintaining an open and clear public right of way, The Department of Public Works at the Village of Hoffman Estates has developed standards for the installation of curbside mailboxes. Please note that masonry mailbox supports are not permitted. Please call the Village Department of Public Works prior to installing any non-standard mailbox. The placement of boulders or other rock or brick adornment, yard lights, fencing, basketball hoops, or edging is also not permitted in the right of way. Landscaping in the right of way should be limited to annual or perennial flowers and grasses that will remain lower than 2.5' in height. Please contact the Department of Public Works at (847) 490-6800 for additional information.
10. *EASEMENT ENCROACHMENTS* - Easement areas are to be kept free and clear of any encroachment of any kind, including sheds, structures, decks, patios, and porches, as designated on the plat of survey.
11. *CONSTRUCTION PERMITS* - Prior to commencing with the construction of any accessory structures, including sheds, decks, porches, patios, pools, and room additions, it is necessary to obtain a Village building permit. Finished basements also require a Village permit and plan approval. Please contact the Village's Code Enforcement Division at (847) 781-2631 for any additional information.

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12. *CONSTRUCTION GRADING PERMITS* – Please contact the Village Engineering Division at (847) 252-5800 prior to making changes to the existing grades in the yard or constructing or adding to the existing driveway. These changes require a Village permit and may be prohibited due to development restrictions.
13. *UTILITY LOCATIONS* - Exterior construction of any kind is prohibited prior to having utilities located by the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at 1-800-892-0123. This is a free service and requires an advance notice of 48 hours (excluding Saturday, Sunday, and Holidays).
14. *SCHOOLS* - Homes within the subdivision are located within Community Consolidated School District 15 for elementary education and School District 211 for high school education. Information on specific schools which children may attend please contact Administrative Services at 847-963-3202 for Community Consolidated School District 15 and (847) 755-6600 for School District 211.
15. *PARKS* - This subdivision is located within the Hoffman Estates Park District, which is a separate agency from the Village. The area identified as Outlot B on the plat of subdivision is a planned park area. For more information, please contact the Park District at (847) 885-7500.
16. *LIBRARY*- This subdivision is located within the Palatine Library District. For more information, please contact the Library District at (847) 358-5881.
17. *CABLE SERVICES* – At the time of recording, cable television services are provided to this subdivision by Comcast Cable (866-594-1234) and AT&T U-Verse (800-288-2020).
18. *BUILDING PLANS* - The blueprints for the home are available for viewing only at the Village Hall. If you wish your own copy of the blueprints for your home, you should make arrangements with the builder.

**PROSPECTIVE PURCHASER:**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Building and Unit Number (if known)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Current Address (Please Print)

\_\_\_\_\_  
Current City, State, Zip (Please Print)

\_\_\_\_\_  
Current Phone Number