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NOTICE OF APPROVAL

An ordinance approving a plat of dedication for a portion of the property located at 7941 Lincoln Avenue, Skokie, Illinois, in a CX Core Mixed-Use district was approved by the Board of Trustees of the Village of Skokie on **February 1, 2016**. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

Doc#: 1613950175 Fee: \$46.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2016 01:33 PM Pg: 1 of 5

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 7941 Lincoln Avenue, 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 29 day of APRIL, 2016.

JPMorgan Chase Bank, National Association

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

Village Ordinance Number 16-2-Z-4205

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Exhibit 1

MML: 1/19/16 1st Reading
*2/1/16

<p>THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 16-2-Z-4205</p>

AN ORDINANCE APPROVING A PLAT OF DEDICATION FOR A PORTION OF THE PROPERTY LOCATED AT 7941 LINCOLN AVENUE, SKOKIE, ILLINOIS IN A CX CORE MIXED-USE DISTRICT

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

2 THE EASTERLY 2.00 FEET OF LOT 12, AND THE EASTERLY 2.00 FEET OF THE
3 NORTHERLY 15.00 FEET OF LOT 13 IN BLOCK 2 IN THE CIRCUIT COURT
4 PARTITION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 AND 18 IN
5 WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST QUARTER
6 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST, EXCEPTING
7 THEREFROM THAT PORTION THEREOF FALLING WITHIN LOTS 5 AND 6 OF THE
8 COUNTY CLERK'S DIVISION OF SECTION 28 AFORESAID; IN COOK COUNTY,
9 ILLINOIS.

10 Permanent Index Numbers (hereinafter "PINS"): portion of 10-28-200-046-0000 and
11 10-28-200-047-0000

12 more commonly known as a portion of 7941 Lincoln Avenue, Skokie, Illinois (hereinafter the
13 "Subject Property") in a CX Core Mixed-Use district, is dedicating the Subject Property, as
14 depicted on the "Plat of Dedication", dated November 24, 2015 and subsequently revised
15 December 4, 2015, a copy of which is attached hereto as Exhibit "1"; and

16 **WHEREAS**, the Subject Property measures 2.00 feet by 40.00 feet and runs along
17 the eastern side of Lots 12 and 13 and is being dedicated for the purpose of widening the
18 existing public alley; and

19 **WHEREAS**, the dedication will provide land for the future widening of the alley to 20
20 feet just east of the future Chase Bank to be constructed at 7941 Lincoln Avenue, in order
21 to meet current commercial alley right of way widths; and

22 **WHEREAS**, the plat meets all Village requirements and the property owner will not
23 be compensated for the dedication of the Subject Property; and

24 **WHEREAS**, the Village has determined that subsequent to the dedication of the
25 Subject Property, the property located at 7941 Lincoln Avenue, as a whole, will be deemed
26 to be legal non-conforming due to the reduced size of the setbacks. The property owner
27 has relied on this determination in making the dedication of the Subject Property. Any
28 required permits related to building and construction on the property, subsequent to this
29 dedication, will be issued as long as all other requirements are met; and

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1 **WHEREAS**, the Community Development Department Director reviewed the request
 2 for the dedication and recommended to the Mayor and Board of Trustees that the requested
 3 dedication be approved as stated in his memorandum dated December 8, 2015; and

4 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on
 5 February 1, 2016 concurred in the aforesaid recommendation of the Community
 6 Development Department Director;

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

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

11 **Section 2:** That the dedication of the Subject Property, legally described above
 12 and commonly known as a portion of 7941 Lincoln Avenue, Skokie, Illinois, in a CX Core
 13 Mixed-Use district, as depicted on the "Plat of Dedication", dated November 24, 2015 and
 14 subsequently revised December 4, 2015, be approved.

15 **Section 3:** That the "Plat of Dedication", dated November 24, 2015 and
 16 subsequently revised December 4, 2015, attached as "Exhibit 1", except as it may be
 17 revised subject to the approval of the Corporation Counsel and the Village Manager or
 18 designee, be and the same is hereby accepted. The Plat shall be recorded with the Cook
 19 County Recorder of Deeds Office.

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

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

25 **ADOPTED** this 1st day of February, 2016.

Ayes: 6 (Bromberg, Klein, Roberts,
 Sutker, Ulrich, Van Dusen)

Nays: 0

Absent: 1 (Gray-Keeler)

Attested and filed in my
 office this 2nd day of
 February, 2016.

Pramod Shah

Village Clerk

Pramod Shah
 Village Clerk

Approved by me this 1st day of
 February, 2016.

George Van Dusen
 Mayor, Village of Skokie

Mayor, Village of Skokie

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Exhibit 1

PLAT OF DEDICATION

SAMBORSKI MATTIS, INC.
LAND SURVEYORS
4552 OAKTON STREET SKOKIE, IL 60076
PH: (847) 674-7373 FAX: (847) 674-7392

THE EASTERLY 200 FEET OF LOT 15, AND THE PORTION OF THE NORTHERLY 1/4
CORNER OF LOT 18 IN BLOCK 1 IN THE CONCEPT PLAN OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17 AND 18 IN WILLIAM LITTLE ADDITION TO THE VILLAGE OF SKOKIE,
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST, EXCEPTING
THEREFROM THAT PORTION THEREOF FALLING WITHIN LOTS 2 AND 6 OF THE TOWN'S
CURB'S DIVISION OF SKOKIE AS APPLICABLE IN COOK COUNTY, ILLINOIS.



PROPERTY INDEX NUMBERS AFFECTED:
16-28-200-00-000
16-28-200-047-000

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF
SKOKIE, ILLINOIS FOR THE OPERATION OF
UNINCORPORATED RETURN THIS PLAT TO:

PROPERTY ADDRESS:
2811 LINCOLN AVENUE, SKOKIE
STATE OF ILLINOIS
COUNTY OF COOK

CONTRACTOR OR ENGINEER:
VILLAGE OF SKOKIE
2127 OAKTON STREET
SKOKIE, ILL. 60077

THIS IS TO CERTIFY THAT THE PERSON(S) IS/ARE THE LEGAL OWNER(S) OF THE LAND
DESCRIBED IN THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE DEDICATED,
AND PLATTED AS SHOWN ON THE PLAT FOR THE USES AND PURPOSES INDICATED,
HEREIN AND DOES NOT RESERVE ANY RIGHTS OR INTERESTS IN THE SAME UNDER THE
STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20__

OWNER (PRINT) _____ SIGNATURE _____

ADDRESS _____

STATE OF ILLINOIS
COUNTY OF COOK

I, _____ AS NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) PERSONALLY KNOWN TO ME AS THE
SAME PERSON WHOSE NAME IS SUBSCRIBED ABOVE APPEARED BEFORE
ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AT THE TIME OF
SIGNATURE HE/SHE WAS THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON
AND THAT HE/SHE CAUSED THE SAME TO BE PLATTED AND DEDICATED AS SHOWN HEREON
AND THAT HE/SHE SHOULD AND BELIEVED SAID INSTRUMENT AS
HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES
THEREIN SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS
_____ DAY OF _____ A.D. 20__

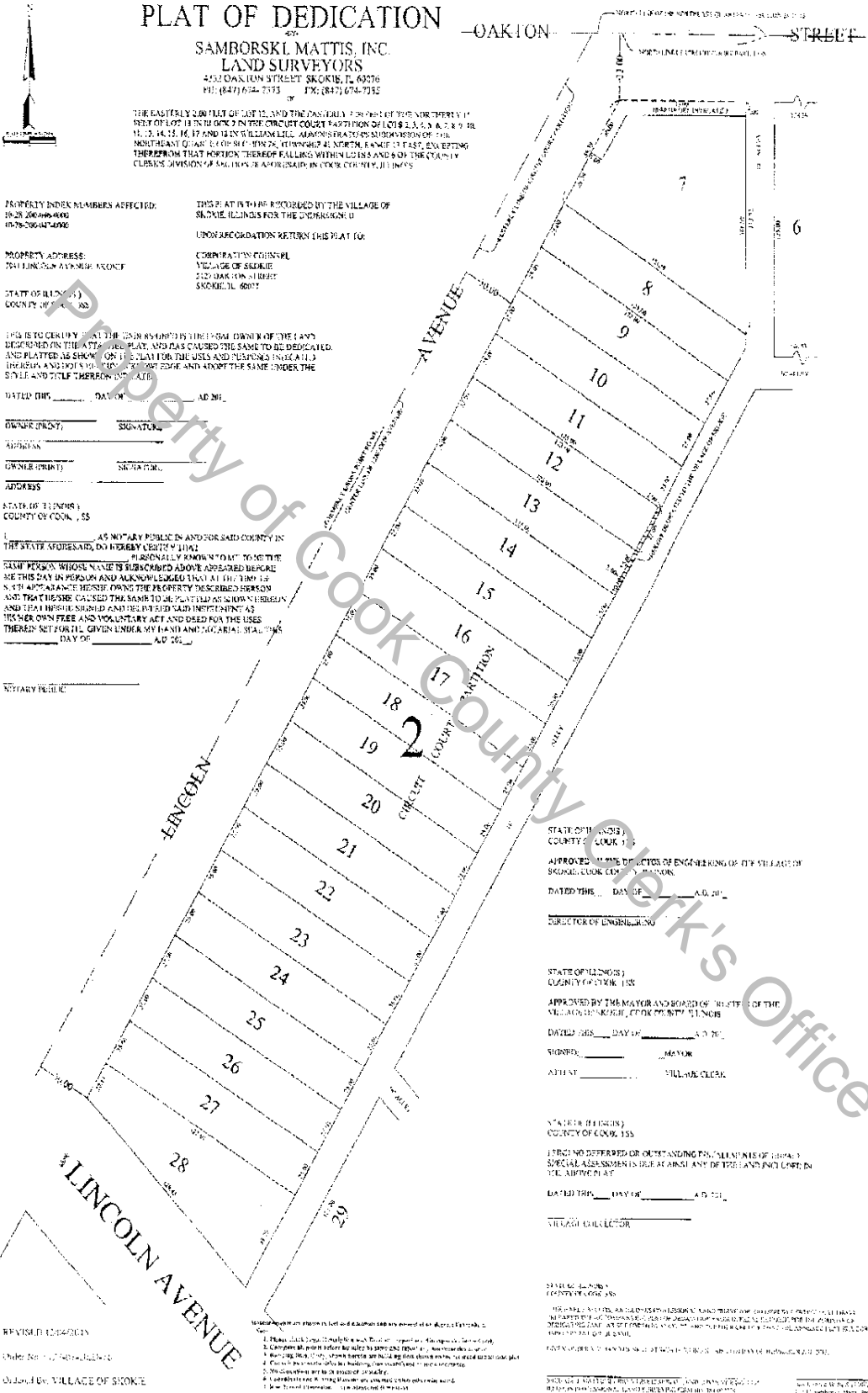
NOTARY PUBLIC _____

REVISION 12/24/2011

Under Section 17-240-1-002-0-00

ORDERED BY VILLAGE OF SKOKIE

1. This plat shall be subject to the provisions of the Illinois Land Survey Act.
2. Changes to this plat shall be subject to the provisions of the Illinois Land Survey Act.
3. This plat shall be subject to the provisions of the Illinois Land Survey Act.
4. This plat shall be subject to the provisions of the Illinois Land Survey Act.
5. This plat shall be subject to the provisions of the Illinois Land Survey Act.
6. This plat shall be subject to the provisions of the Illinois Land Survey Act.



STATE OF ILLINOIS
COUNTY OF COOK
APPROVED BY THE DIRECTOR OF ENGINEERING OF THE VILLAGE OF
SKOKIE, ILLINOIS
DATED THIS _____ DAY OF _____ A.D. 20__
DIRECTOR OF ENGINEERING _____

STATE OF ILLINOIS
COUNTY OF COOK
APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS
DATED THIS _____ DAY OF _____ A.D. 20__
MAYOR _____ VILLAGE CLERK _____

STATE OF ILLINOIS
COUNTY OF COOK
I CERTIFY NO DEFERRED OR OUTSTANDING PAYMENTS OF SPECIAL
ASSESSMENTS ARE DUE AGAINST ANY OF THE LANDS AND LOTS IN
THE SUBJECT PLAT
DATED THIS _____ DAY OF _____ A.D. 20__
VILLAGE COLLECTOR _____

STATE OF ILLINOIS
COUNTY OF COOK
I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SUBSCRIBED ABOVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AT THE TIME OF SIGNATURE HE/SHE WAS THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT HE/SHE CAUSED THE SAME TO BE PLATTED AND DEDICATED AS SHOWN HEREON AND THAT HE/SHE SHOULD AND BELIEVED SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES THEREIN SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, PRAMOD SHAH, 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 1st day of February, 2016 by a vote of 6 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 2nd day of February, 2016. and was approved by the Mayor and Board of Trustees on the 1st day of February, 2016.

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 4th day of May, 2016.

Skokie Village Clerk
Cook County, Illinois

(seal)