

# UNOFFICIAL COPY



Doc# 1719513066 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/14/2017 03:53 PM PG: 1 OF 2

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office authorizing Vacation of Public Alley in area bounded by N. Milwaukee Ave., N. Carpenter St., W. Chicago Ave. and N. Morgan St.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the nineteenth (19<sup>th</sup>) day of April, 2017.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas 48 Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this thirtieth (30<sup>th</sup>) day of May, 2017.

[T.P.]

ANDREA M. VALENCIA, CITY CLERK

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48112

JOURNAL--CITY COUNCIL--CHICAGO

4/19/2017

VACATION OF PUBLIC ALLEY IN AREA BOUNDED BY N. MILWAUKEE AVE.,  
N. CARPENTER ST., W. CHICAGO AVE. AND N. MORGAN ST.

[O2017-1962]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, April 12, 2017.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body Pass a proposed vacation of the east/west 12-foot wide public alley in the area bounded by North Milwaukee Avenue, North Carpenter Street, West Chicago Avenue and North Morgan Street. This ordinance was referred to the committee on March 29, 2017.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) ANTHONY BEALE,  
Chairman.

On motion of Alderman Beale, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

RECORDING FEE 50 -  
DATE 6/23/17 COPIES lex  
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4/19/2017

REPORTS OF COMMITTEES

48113

The following is said ordinance as passed:

WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The properties at 716 -- 718 North Morgan Street and 723 -- 733 North Milwaukee Avenue are owned by 1001 Chicago LLC, a Delaware limited liability company ("Developer"); and

WHEREAS, The Developer proposes to use the portion of the alley to be vacated herein for parking for the adjacent, new commercial building; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of those portions of public alley, described in the following ordinance; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That part of the east/west 12-foot wide public alley in Block 2 in Ridgely's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded August 20, 1859, and re-recorded September 19, 1878, as Document 194914, lying south of the south line of Lot 6 in said Block 2 and lying north of the north lines of Lots 1, 2 and 3 in said Block 2, and lying west of the east line of said Block 2 and lying east of the east line of that part of the alley as vacated by Document 87481208; in Cook County, Illinois. Area hereby vacated = 926 square feet or 0.021 acre, more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit A, which plat for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation.

SECTION 2. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing sidewalk in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

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48114

JOURNAL--CITY COUNCIL--CHICAGO

4/19/2017

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public alley hereby vacated the sum One Hundred Ninety-five Thousand and no/100 Dollars (\$195,000.00), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the associated full-sized plats as approved by the acting Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after recording of the approved plat.

Vacation Approved:

(Signed) Rebekah Scheinfeld  
Commissioner of Transportation

Approved as to Form and Legality:

(Signed) Lisa Misher  
Chief Assistant Corporation Counsel

(Signed) Walter Burnett  
Alderman, 27<sup>th</sup> Ward

[Exhibit "A" referred to in this ordinance printed on pages 48115 through 48117 of this *Journal*.]

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4/19/2017

REPORTS OF COMMITTEES

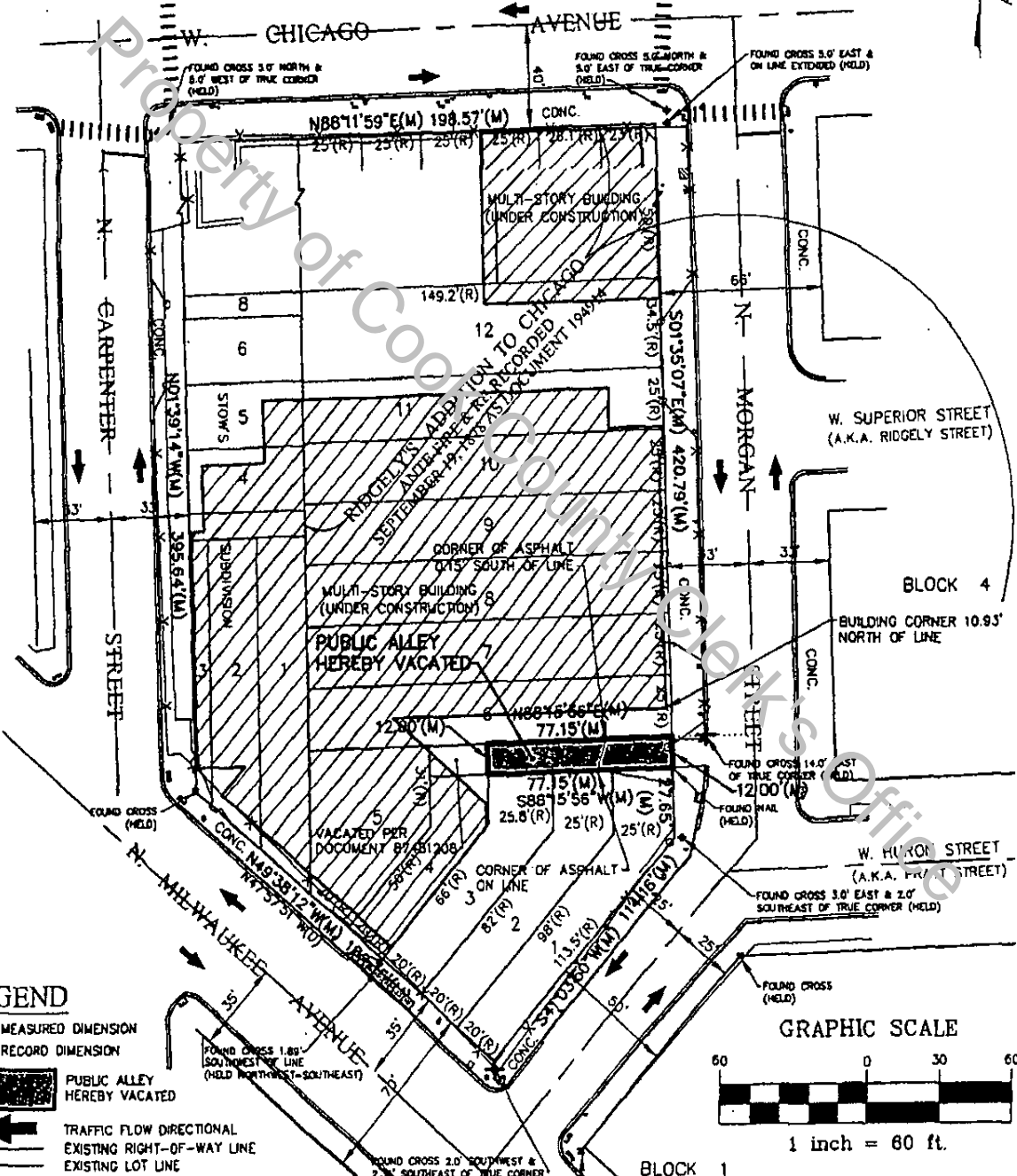
48115

## EXHIBIT "A" PLAT OF VACATION

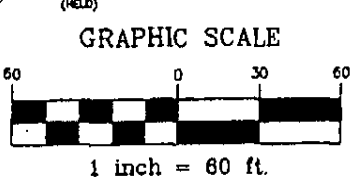
THAT PART OF THE EAST-WEST 12 FOOT WIDE PUBLIC ALLEY IN BLOCK 2 IN RIDGELY'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1859 AND RE-RECORDED SEPTEMBER 19, 1878 AS DOCUMENT 194914, LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN SAID BLOCK 2 AND LYING NORTH OF THE NORTH LINES OF LOTS 1, 2 AND 3 IN SAID BLOCK 2, AND LYING WEST OF THE EAST LINE OF SAID BLOCK 2 AND LYING EAST OF THE EAST LINE OF THAT PART OF THE ALLEY AS VACATED BY DOCUMENT 87481208; IN COOK COUNTY, ILLINOIS.

AREA OF HEREBY VACATED ALLEY = 926 S.F. OR 0.021 AC (MORE OR LESS)

ASSUMED MERIDIAN



- LEGEND**
- (M) = MEASURED DIMENSION
  - (R) = RECORD DIMENSION
  - PUBLIC ALLEY HEREBY VACATED
  - TRAFFIC FLOW DIRECTIONAL
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
  - EXISTING CENTERLINE



CDOT# 08-27-16-3785

SHEET 1 OF 3

MAIL TO:  
**COMPASS SURVEYING LTD.**  
 2631 GINGER WOODS PARKWAY, STE. 100  
 AURORA, IL 60502  
 PHONE: (630) 820-9100  
 FAX: (630) 820-7030

PREPARED FOR:  
**MB 1001 LLC**  
 C/o BOND COMPANIES  
 350 W. Hubbard Street, Suite 450  
 Chicago, Illinois 60654

PROJ. NO.: 16.0070-02  
 SCALE: 1" = 60'  
 DATE: 9-27-16

REV. 01-23-17  
 REV. 01-12-17  
 REV. 01-11-17  
 REV. 09-28-16

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48116

JOURNAL--CITY COUNCIL--CHICAGO

4/19/2017

## EXHIBIT "A" PLAT OF VACATION

I FIND NO DEFERRED INSTALLMENTS OF  
OUTSTANDING UNPAID SPECIAL ASSESSMENTS  
DUE AGAINST THE LAND INCLUDED IN THE  
ABOVE PLAT.

*[Signature]*  
DEPT. OF FINANCE - CHICAGO  
BY *[Signature]* 6/12/17

### ADJOINING PINS

- 17-08-207-013
- 17-08-207-015
- 17-08-207-016
- 17-08-207-017
- 17-08-207-018

CITY DEPT. OF FINANCE

CITY OF CHICAGO APPROVED

EXAMINER  
SUBDIVISIONS, ILLINOIS  
COOK COUNTY, ILLINOIS  
6/21/17  
Map File # 08-27-16-3785  
City Council Approved 4/19/17

DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID  
CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS  
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE  
STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT

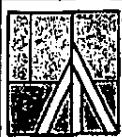
*[Signature]*  
COUNTY CLERK

DATE June 9, 2017

CDOT# 08-27-16-3785

C.D.O.T

SHEET 2 OF 3



MAIL TO:  
COMPASS  
SURVEYING LTD.  
2831 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100  
FAX: (630) 820-7030

PREPARED FOR:  
MB 1001 LLC  
C/o BOND COMPANIES  
350 W. Hubbard Street, Suite 450  
Chicago, Illinois 60654

REV. 01-23-17  
REV. 01-12-17  
REV. 01-11-17  
REV. 09-28-16

PROJ. NO.: 16.0070-02  
SCALE: NONE  
DATE: 9-27-16

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4/19/2017

REPORTS OF COMMITTEES

48117

## EXHIBIT "A" PLAT OF VACATION

### SURVEYOR'S NOTES

1. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.
2. THE ASSUMED BEARING OF THE WEST LINE OF N. MORGAN STREET IS SOUTH 1 DEGREE 35 MINUTES 07 SECONDS EAST.
3. ADJOINING ZONING: NORTH AND WEST PD1263, SOUTH AND EAST DX-5.
4. THE PROPERTY ADJOINING THE SUBJECT PROPERTY ON THE NORTH, WEST AND SOUTH WAS UNDER CONSTRUCTION AT THE TIME OF SURVEY.
5. THE ZONING INFORMATION SHOWN ON SHEET 1 IS FROM THE CITY OF CHICAGO ZONING MAP.


### SURVEYOR CERTIFICATE

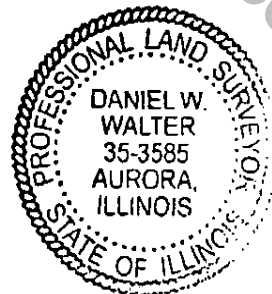
STATE OF ILLINOIS    )  
 COUNTY OF KANE     ) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN THE FIELD ON SEPTEMBER 27, 2016. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.


COMPASS SURVEYING LTD  
 PROFESSIONAL DESIGN FIRM  
 LAND SURVEYOR CORPORATION NO. 184-002778  
 LICENSE EXPIRES 4/30/2017

BY:  DATE: 1-11-2017  
 DANIEL W. WALTER  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
 LICENSE EXPIRES 11/30/18



CDOT# 08-27-16-3785

SHEET 3 OF 3

 <p>MAIL TO:  <b>COMPASS SURVEYING LTD.</b>      2631 GINGER WOODS PARKWAY, STE. 100      AURORA, IL 60502      PHONE: (630) 820-9100      FAX: (630) 820-7030</p>	<p>PREPARED FOR:  <b>MB 1001 LLC</b>      C/o BOND COMPANIES      350 W. Hubbard Street, Suite 450      Chicago, Illinois 60654</p> <p>REV. 01-23-17      REV. 01-12-17      REV. 01-11-17      REV. 09-28-16</p>	<p>PROJ. NO.: 16.0070-02</p> <p>SCALE: NONE</p> <p>DATE: 9-27-16</p>
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