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Doc# 1816916083 Fee \$52.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 02:41 PM PG: 1 OF 8

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 Dedication of Portion of Public Way for use as relocated S. Grove St. and vacation of existing S. Grove St. within area bounded by W. Cermak Rd., S. Canal St. Canadian National Railway and existing S. Grove St.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the eighteenth (18<sup>th</sup>) day of April, 2018,

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 50 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 forth (4<sup>th</sup>) day of June, 2018.

[T.P.]

ANDREA M. VALENCIA, City Clerk

RECORDING FEE 52.00  
DATE 6/18/2018 COPIES 62  
OK BY [Signature]

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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

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WHEREAS, The properties at 2203 -- 2265 South Grove Street and 2200 -- 2232 South Grove Street (collectively, the "Developer Property") are currently owned by Sky River LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, The Developer acquired the Developer Property from CORU 465 LLC; and

WHEREAS, A portion of public South Grove Street was mistakenly constructed on adjacent private property now belonging to the Developer rather than on South Grove Street as established by Circuit Court Decree dated May 11, 1883 (burned record Number 254 Book 45 Chancery Records page 367); and

WHEREAS, The Developer and the City's Department of Transportation wish to exchange land, as set forth in an ordinance adopted by the City Council of the City of Chicago on November 18, 2015 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages 13815 -- 13818, in order to correctly identify the existing City street legally located on publicly owned property; and

WHEREAS, Said exchange of land shall not involve compensation or liability to either party as the vacation and dedication of rights-of-way in this ordinance are made to correctly identify the current location of the right-of-way as constructed, and correct the public record; and

WHEREAS, The use of the City street as now constructed, and associated infrastructure in its present location will not change; and

WHEREAS, The Developer will continue to use the portion of the street to be vacated herein for access and private parking purposes; 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 these portions of public street, described in the following ordinance; now, therefore,

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

## SECTION 1.

To Be Dedicated:

(Parcel 1)

A parcel of land comprising a part of the northwest quarter of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, which lies south of and adjoining West Cermak Road (West 22<sup>nd</sup> Street) and which lies east of the west line of South Grove Street, as the west line of said South Grove Street was established by the Decree of the Circuit Court of Cook County, Illinois, entered May 11, 1883, in burnt records Case Number 254; also comprising a part of Lots 44

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through 56, both inclusive, in Crane's Subdivision of part of the east half of said northwest quarter of Section 28 (ante-fire subdivision); and also comprising a part of Lots 1 through 4, both inclusive, in Block 4 in South Branch Addition to Chicago in said northwest quarter of Section 28 (ante-fire subdivision), said parcel of land bounded and described as follows: commencing at the intersection of the west line of said South Grove Street with the south line of West Cermak Road (West 22<sup>nd</sup> Street) as occupied; thence north 88 degrees, 40 minutes, 30 seconds east along the eastward extension of said south line of West Cermak Road (West 22<sup>nd</sup> Street), a distance of 21.00 feet to the point of beginning of the hereinafter described parcel of land; thence continuing along said eastward extension north 88 degrees, 40 minutes, 30 seconds east, 37.50 feet to the east right-of-way line of the existing South Grove Street; thence north 24 degrees, 18 minutes, 22 seconds east, 18.37 feet to the northerly line of Lots 44 through 46 (both inclusive), of Crane's Subdivision of part of the east half of the northwest quarter of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian; thence north 88 degrees, 26 minutes, 17 seconds east along said northerly line, 56.76 feet to the east line of said Lot 44; thence south 00 degrees, 31 minutes, 55 seconds west along said east line, 16.51 feet; thence south 88 degrees, 26 minutes, 17 seconds west along a line being 16.50 feet southerly of and parallel with the aforementioned north line of Lots 44 through 46, a distance of 50.57 feet; thence south 10 degrees, 28 minutes, 36 seconds west, 58.00 feet to a point of curve; thence southwesterly, tangent to the last described course, along a curve to the right having a radius of 250.00 feet, an arc length of 61.79 feet; thence south 24 degrees, 38 minutes, 16 seconds west, tangent to the last described course, 192.92 feet; thence southwesterly, tangent to the last described course, along a curve to the right having a radius of 250.00 feet, an arc length of 57.73 feet; thence south 37 degrees, 52 minutes, 05 seconds west, tangent to the last described course, 105.86 feet to the aforementioned east right-of-way line of South Grove Street; thence north 24 degrees, 06 minutes, 16 seconds east along said east right-of-way line, 41.94 feet to the eastward extension of the northerly line of the property conveyed to the Cuneo Press Corporation by warranty deed recorded July 31, 1947 as Document 14112901; thence north 65 degrees, 27 minutes, 16 seconds west along said eastward extension, 41.13 feet; thence north 37 degrees, 52 minutes, 05 seconds east, 74.61 feet; thence northeasterly, tangent to the last described course, along a curve to the left having a radius of 200.00 feet, an arc length of 46.18 feet; thence north 24 degrees, 38 minutes, 16 seconds east, tangent to the last described course, 192.92 feet; thence northeasterly, tangent to the last described course, along a curve to the left having a radius of 200.00 feet, an arc length of 49.43 feet; thence north 10 degrees, 28 minutes, 35 seconds east, tangent to the last described course, 48.26 feet to the point of beginning, all in Cook County, Illinois, area containing 22,346 square feet (0.513 acre), more or less, as shaded and legally described by the words "Hereby Dedicated" on the plat hereto attached as Exhibit A, which drawing for greater clarity, is hereby made a part of this ordinance, be and the same is hereby dedicated and opened as public way.

To Be Vacated:

That portion of the existing South Grove Street right-of-way lying westerly of and adjoining Lots 46 through 56, both inclusive, in Crane's Subdivision of part of the east

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half of the northwest quarter of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian (ante-fire subdivision); also lying westerly and adjoining Lots 1, 2 and 3 in Block 4 in the South Branch Addition to Chicago in said northwest quarter of Section 28 (ante-fire subdivision); lying easterly of and adjoining the westerly line of South Grove Street as established by the Decree of the Circuit Court of Cook County, Illinois, entered May 11, 1883, in burnt records Case Number 254; also lying easterly of and adjoining Lots 1, 2 and 3 in Block 3 in said South Branch Addition to Chicago, lying southerly and adjoining the eastward extension of the south line of West Cermak Road (West 22<sup>nd</sup> Street) as said south line is presently occupied; and lying northerly of and adjoining the eastward extension of the northerly line of the property conveyed to the Cuneo Press Corporation by warranty deed recorded July 31, 1947 as Document 14112901, all in Cook County, Illinois, area containing 23,526 square feet (0.540 acre), more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit B, 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 City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Company an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected on said easement herein reserved for The Peoples Gas Light and Coke Company or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. Any future vacation-beneficiary prompted relocation of Peoples Gas facilities lying within the area being vacated will be accomplished by Peoples Gas, and done at the expense of the Developer, its successors or assigns.

SECTION 3. The City of Chicago hereby reserves an easement over the area herein vacated for existing Water Department sewer and associated sewer structures, and for the installation of any additional sewers, as now located, or which in the future may be located in the street herein vacated, and for the maintenance, renewal and reconstruction of such facilities. It is also provided that, the City shall have 24-hour access to the area to be vacated and that no buildings, permanent structures, or trees (within 10 feet of the sewer structure) shall be erected upon or above said easement herein reserved, or other use made of said area, which in the sole discretion of the respective municipal officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities. It is further provided that any vacation-beneficiary prompted adjustments to the area herein vacated be submitted to the Department of Water for review and express approval prior to construction. Any repair, renewal or replacement of private improvements, or private property damaged within the vacation area as a result of the City exercising its easement rights shall be repaired/replaced at the expense of the Developer, its successors or assigns.

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SECTION 4. The City of Chicago reserves an easement for the Metropolitan Water Reclamation District, its successors or assigns a perpetual easement for facilities now located, or which in the future may be located in the street as herein vacated, and for the maintenance, renewal and reconstruction of such facilities. It is also provided that, the Metropolitan Water Reclamation District shall have 24-hour access to the area to be vacated, that no buildings or other permanent structures shall be erected, or grade changed, on said easement herein reserved, or other use made of said area, which in the sole discretion and judgment of the respective officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional service facilities. It is further provided that the repair, renewal or replacement of any private materials, or private property damaged in the area to be vacated, as a result of the Metropolitan Water Reclamation District exercising its easement rights shall be done at the expense of the Developer, its successors or assigns.

SECTION 5. The vacation and dedication herein provided for are made upon the express condition that within one hundred eighty (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 6. This ordinance shall take effect and be in force from and after its passage. The vacation and dedication shall take effect and be in force from and after recording of the approved plats.

Vacation and Dedication Approved:

(Signed) Rebekah Scheinfeld  
Commissioner of Transportation

Approved as to Form and Legality:

(Signed) Lisa Misher  
Chief Assistant Corporation Counsel

(Signed) Patrick Thompson  
Alderman, 11<sup>th</sup> Ward

[Exhibits "A" and "B" referred to in this ordinance printed  
on pages 76843 and 76844 of this *Journal*.]

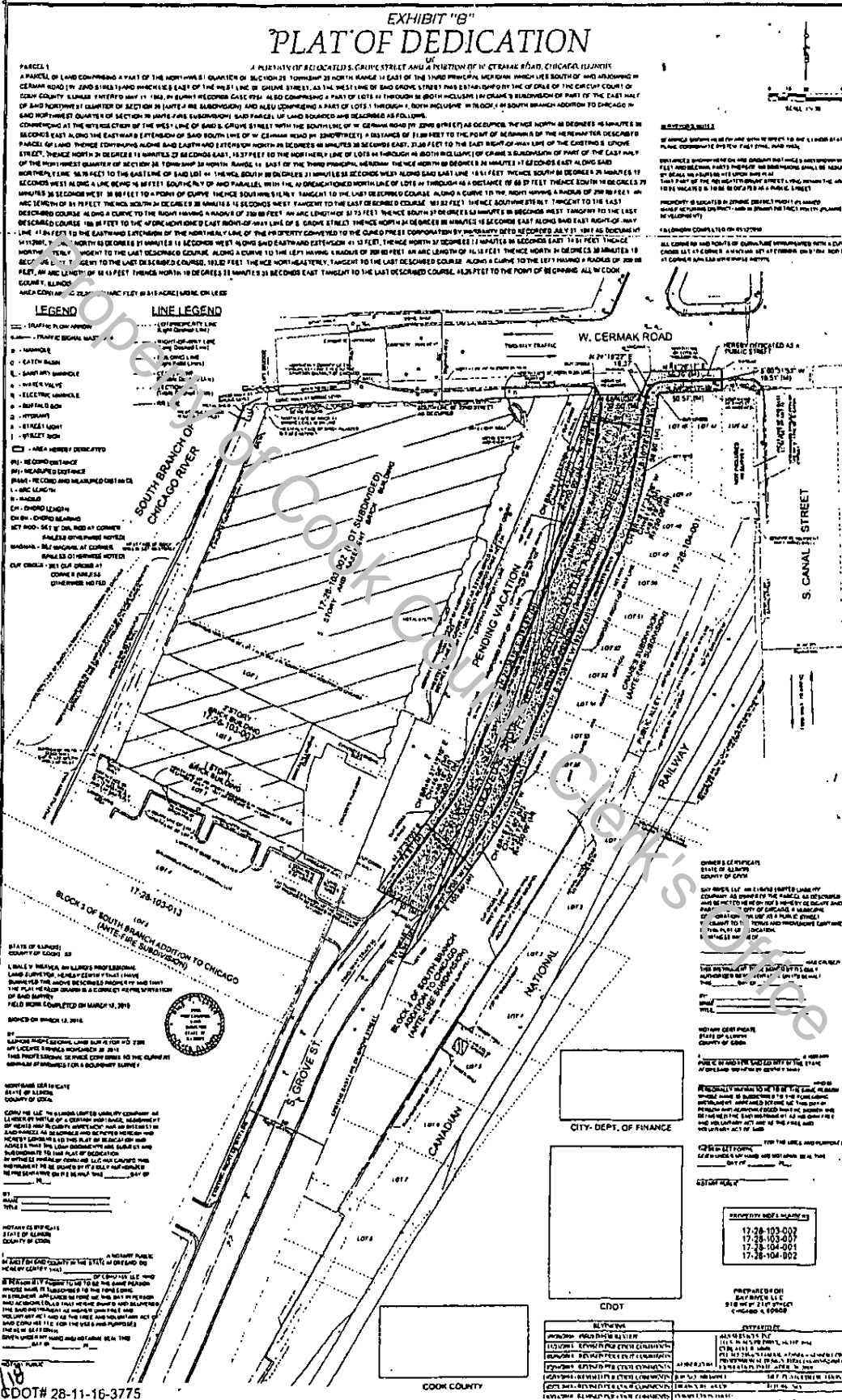


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