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910817060  
Doc # 1910817060 Fee \$20.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2019 12:44 PM PG: 1 OF 7

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 Portions of public alleys within area bounded by W. Lake St., N. Halsted St., W. Randolph St. and N. Green St.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the twenty-third (23<sup>rd</sup>) day of January, 2019.

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:

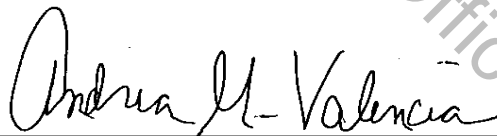
Yeas 48 Nays 0

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 did approve and sign 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 thirteenth (13<sup>th</sup>) day of March, 2019.

[T.P.]



ANDREA M. VALENCIA, CITY CLERK

RECORDING FEE 50.00  
DATE 4-18-19 COPIES 60  
OK BY BC

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## REPORTS OF COMMITTEES

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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

WHEREAS, The properties located at 162 -- 172 North Halsted Street, 801 -- 815 West Lake Street and 159 -- 173 North Green Street are owned by W-SF Goldfinger Owner VIII LLC, a Delaware limited liability company, and the property located at 158 -- 160 North Halsted Street is owned by Fight Club Owner LLC, a Delaware limited liability company (collectively, the "Developer"); and

WHEREAS, The property located at 158 -- 160 North Halsted Street is owned by Parkway Bank and Trust Company as trustee under the Trust Agreement dated July 15, 1999, and known as Trust 12327, which has quitclaimed all interests in the area to be vacated to W-SF Goldfinger Owner VIII LLC, a Delaware limited liability company, pursuant to Trustee's Deed dated November 1, 2018, and recorded November 7, 2018 as Document 1831117015; and

WHEREAS, The Developer proposes to use the alleys herein vacated for construction of a mixed-use, commercial development with ground floor retail and office space above; 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 that portion of the public alleys, described in the following ordinance; now, therefore,

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

## SECTION 1.

Parcel 1: (east/west alley as subject to a no build restriction and public way easement to a height of 16 feet above grade) that part of the 15-foot wide east/west alley, south of and adjoining Lots 1 to 3, in Carpenter's Addition to Chicago and north of and adjoining Lots 6 and 7 in T.F. Gale's Subdivision of Lots 6 to 13, inclusive, in Block 36 in Carpenter's Addition to Chicago, all in the southeast quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows: beginning at the southeast corner of said Lot 1; thence south 01 degree, 28 minutes, 11 seconds east, along the west line of North Halsted Street, a distance of 15.00 feet to the northeast corner of said Lot 7; thence south 88 degrees, 24 minutes, 39 seconds west, along the north line of said Lot 7 extended westerly, 151.32 feet to the intersection of the west line of Lot 3 extended southerly and the north line of said Lot 6; thence north 01 degree, 32 minutes, 03 seconds west, to the southwest corner of said Lot 3, a distance of 15.00 feet; thence north 88 degrees, 24 minutes, 39 seconds east, along the south line of Lots 1 through 3, a distance of 151.34 feet to the point of beginning, in Cook County, Illinois containing 2,270 square feet or 0.052 acre, more or less.

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Together with,

Parcel 2: (north/south alley) that part of the 12-foot wide north/south alley, east of and adjoining Lots 6, 9, 10, 11, 12 and 13 and west of and adjoining Lots 7, 8, 19, 20, 21 and 22 in T.F. Gale's Subdivision of Lots 6 to 13, inclusive, in Block 36 in Carpenter's Addition to Chicago, all in the southeast quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows: beginning at the northwest corner of said Lot 7; thence south 01 degree, 34 minutes, 57 seconds east, along the west lines of said Lots 7, 8, 19, 20, 21 and 22, a distance of 149.85 feet to the southwest corner of said Lot 19; thence south 88 degrees, 28 minutes, 16 seconds west, 12.00 feet to the southeast corner of said Lot 13; thence north 01 degree, 34 minutes, 57 seconds west, along the east lines of said Lots 6, 9, 10, 11, 12 and 13, a distance of 149.84 feet to the northeast corner of said Lot 6; thence north 88 degrees, 24 minutes, 39 seconds east, 12.00 feet to the point of beginning, in Cook County, Illinois containing 1,798 square feet or 0.041 acre, more or less. Total vacation area equals 4,068 square feet or 0.093 acre, more or less, both parcels 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 vacations.

SECTION 2. The Developer acknowledges that all currently public Department of Water Management catch basins, outlet pipes and appurtenances within the areas to be vacated shall become the private property and the maintenance responsibility of said Developer. Upon vacation, the Developer assumes all liability for maintenance and repairs of said facilities. In the event that the Developer wishes to abandon or modify such existing facilities or install new facilities, plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to the commencement of any work on any such facilities. Developer shall provide the Department of Water Management, Sewer Design Section, with as-built drawings submitted within 45 days of completion. All work shall be done at the sole expense of the Developer.

SECTION 3. The Commissioner of Transportation is hereby authorized to accept and approve a separate redevelopment agreement or similar instrument restricting the use and improvement of a portion of the public way vacated in Section 1 of this ordinance, to a perpetual, unobstructed, nonexclusive, dedicated access area with a perpetual, nonexclusive, easement for public pedestrian and vehicular access, such area being depicted by crosshatch on the attached Plat of Vacation herein made part of this ordinance, and for such use and improvements that are accessory, on the width of the alley and to a height of sixteen feet (16') above grade, subject to the approval of the Department of Transportation, and the Corporation Counsel as to form and legality.

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 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

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the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

SECTION 5. 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 alleys hereby vacated the sum Three Million and no/100 Dollars (\$3,000,000.00), which sum in the judgment of this body will be equal to such benefits.

SECTION 6. The vacation herein provided for is 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 plat as approved by the Acting Superintendent of Maps and Plats.

SECTION 7. This ordinance shall take effect and be in force from and after its passage and publication. The vacations shall take effect and be in force from and after recording of the published ordinance and plat.

Vacation Approved and Public  
Easement Accepted:

(Signed) Rebekah Scheinfeld  
Commissioner,  
Department of Transportation

Approved as to Form and Legality:

(Signed) Lisa Misher  
Deputy Corporation Counsel

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

[Exhibit "A" referred to in this ordinance printed on  
pages 94928 through 94930 of this Journal.]

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94928

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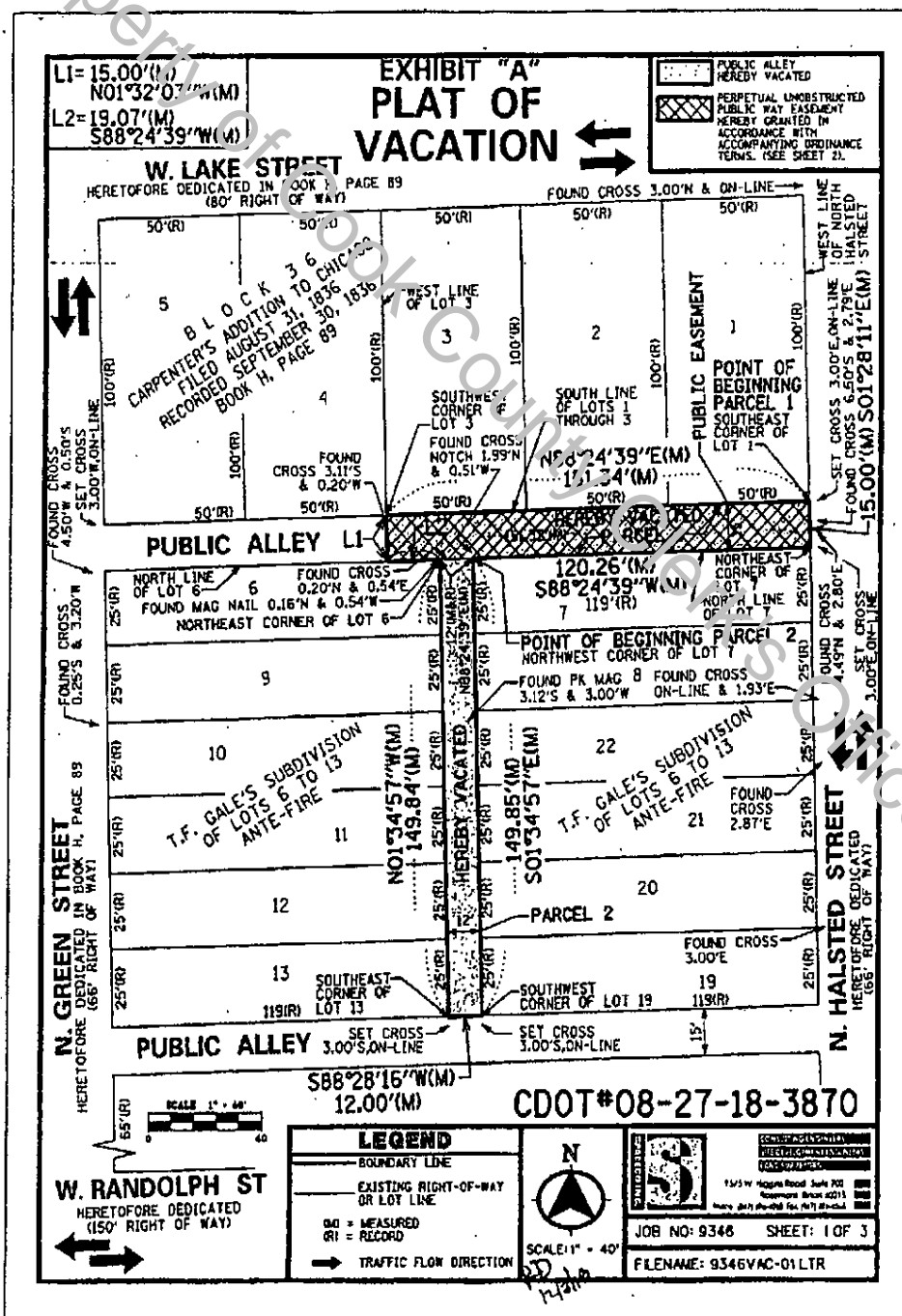
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Exhibit "A".  
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DO NOT SEND ANY DELINQUENT GENERAL TAXES UNPAID  
CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS  
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE  
STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

COUNTY CLERK

DATE \_\_\_\_\_







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Exhibit "A".  
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**EXHIBIT "A"**  
**PLAT OF VACATION**

**PROPERTY DESCRIPTION**

**PARCEL 1:**  
EAST-WEST ALLEY

THAT PART OF THE 10-FOOT WIDE EAST-WEST ALLEY, SOUTH OF AND ADJOINING LOTS 1 TO 3, IN CARPENTER'S ADDITION TO CHICAGO, AND NORTH OF AND ADJOINING LOTS 6 AND 7 IN T.F. GALE'S SUBDIVISION OF LOTS 6 TO 13 INCLUSIVE IN BLOCK 36 IN CARPENTER'S ADDITION TO CHICAGO, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREE 28 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF NORTH HALSTED STREET, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88 DEGREES 24 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 7 EXTENDED WESTERLY, 15.32 FEET TO THE INTERSECTION OF THE WEST LINE OF LOT 3 EXTENDED SOUTHERLY AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 01 DEGREE 32 MINUTES 03 SECONDS WEST, TO THE SOUTHWEST CORNER OF SAID LOT 3, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 1 THROUGH 3, A DISTANCE OF 161.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,270 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

**PARCEL 2:**  
NORTH-SOUTH ALLEY

THAT PART OF THE 12-FOOT WIDE NORTH-SOUTH ALLEY, EAST OF AND ADJOINING LOTS 6, 9, 10, 11, 12 AND 13 AND WEST OF AND ADJOINING LOTS 7, 8, 19, 20, 21 & 22 IN T.F. GALE'S SUBDIVISION OF LOTS 6 TO 13 INCLUSIVE IN BLOCK 36 IN CARPENTER'S ADDITION TO CHICAGO, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 01 DEGREE 34 MINUTES 57 SECONDS EAST, ALONG THE WEST LINES OF SAID LOTS 7, 8, 19, 20, 21 & 22 A DISTANCE OF 149.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 88 DEGREES 28 MINUTES 16 SECONDS WEST, 12.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 01 DEGREE 34 MINUTES 57 SECONDS WEST, ALONG THE EAST LINES OF SAID LOTS 6, 9, 10, 11, 12 AND 13, A DISTANCE OF 143.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH 88 DEGREES 24 MINUTES 39 SECONDS EAST, 12.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,798 SQUARE FEET OR 0.041 ACRES, FEET MORE OR LESS.

**TOTAL VACATION AREA:** 4,068 SQUARE FEET OR 0.093 ACRES, MORE OR LESS.

**STATE OF ILLINOIS** ) SS  
**COUNTY OF COOK** )

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING A PUBLIC STREET AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS 29th DAY OF NOVEMBER, 2018 IN ROSEMONT, ILLINOIS.

*Rebecca Y. Popeck*  
REBECCA Y. POPECK, L.P.L.S. No. 035-3642  
LICENSE EXPIRES: 11-30-2020

(INVALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

**CDOT#08-27-18-3870**

**REBECCA Y. POPECK**  
PROFESSIONAL  
LAND  
SURVEYOR  
STATE OF  
ILLINOIS  
ROSEMONT, ILLINOIS

**STATE OF ILLINOIS**  
COUNTY OF COOK  
REBECCA Y. POPECK  
L.P.L.S. No. 035-3642  
LICENSE EXPIRES: 11-30-2020  
JOB NO: 9346 SHEET: 3 OF 3  
FILENAME: 9346VAC-01.LTR