

19-315

WMO SCHEDULE R

Watershed Management Permit No.

OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

NOTICE OF WATERSHED MANAGEMENT PERMIT REQUIREMENTS AND OBLIGATIONS OF PERPETUAL MAINTENANCE & OPERATION

SPACE RESERVED PLACE STICKER HERE PROOF OF EXECUTED RECORDATION DOC#

Name of Project: JV Global Parking Lot Improvements

Attach Legal Description

A. NOTICE IS HEREBY GIVEN that the undersigned is (select one) (the owner and record title holder), (a principal beneficiary of Land Trust as Trustee), (an Officer held by DANIEL STAPUSZAK as Trustee), (an Officer

of TOMORROW (USA) INC Corporation), (a General Partner of PRESIDENTS + COO partnership),

(a Managing Member of Limited Liability Company ("LLC")), which is the record title holder of the property

is the record title holder of the property or properties shown on the attached plat of survey and legally described on the attached sheet(s); said recordation document and or record plans, attached hereto as Exhibit "R" and specifically incorporated by reference herein; said property being developed and built up for the benefit or use of more than one owner or user, is subject to the rules and regulations of the Metropolitan Water Reclamation District of Greater Chicago ("District") governing stormwater maintenance and operation requirements.

B. NOTICE IS FURTHER GIVEN that a Watershed Management Permit ("Permit") District Permit No.: (covering the project indicated and designated by the number shown above) has been granted by the District with respect to the property described in Exhibit "R", for the development and/or redevelopment and/or construction of a qualified sewer system as shown on the permit and accompanying documents on file with the District.

*C. NOTICE IS FURTHER GIVEN that the following facilities contemplated for construction under the permit on file with the District requires perpetual maintenance and operation by the co-permittee and / or the current property owner, to meet the requirements of the watershed management permit:

- A) Volume Control Facilities
B) Detention Facilities (Existing and Proposed)
C) Offsite or Trade-off Detention Facilities
D) Stormwater Management System(s) Component(s)
E) Native Planting Conservation Area(s)
F) Compensatory Storage Area(s)
G) Wetland/Buffer Mitigation Area(s)
H) Riparian Environment Mitigation Area(s)
I) Qualified Sewer Construction
J) Other

Doc# 2115547021 Fee \$97.00
RHPSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/04/2021 12:18 PM
2115547021

D. THIS NOTICE, after it has been recorded, shall not be withdrawn, rescinded or removed, except after the District requirements relative to obligation of perpetual maintenance and operation of facilities have been satisfied with respect to the entire property described in Exhibit "R", and a written release from the obligations hereunder is obtained from the District.

Schedule R is to be executed by owner and furnished to District for proof of recordation. Owner is to pay all expenses for recording after construction and as-built survey is complete and prior to RFI to obtain return on deposit. Submit one original and one copy of the executed and recorded Schedule R along with record drawings, maximum size 30"x 36". The information provided on the record drawings must be legible when it is recorded (microfilmed). All documents submitted for filing must comply with the Illinois Plat Act and additional requirements as set forth by the County Recorder of Deeds.

RECORDING FEE 97.00
DATE 6/4/21 COPIES 02
OK BY EK

*Select all boxes as appropriate

UNOFFICIAL COPY

OFFICE COPY

19-315

WMO Schedule R (Continued) Watershed Management Permit No.

This notice is intended to be given to any party or parties hereinafter acquiring any interest in the aforescribed property, or dealing with said property in any manner whatsoever, notifying them of the requirements for obligation of perpetual maintenance and operation for facilities for said property as provided herein. The owner hereby certifies that the property is recorded in the office of the Cook County Recorder of Deeds.

Signed by owner and record title holder dated this 21 day of April 2019

Impress
Corporate
Seal Here

CHOOSE A, B, C, or D

- A (for individual owner) _____ Owner
- B (for Partnership) _____ General Partner
- C (for Limited Liability Company) _____ Managing Member
- D (for Corporation) Daniel H. [Signature] President
_____ Corporate Secretary
- E (for property in a land trust) _____ Individual holding power of direction

NOTARIZATION OF OWNER'S SIGNATURE

NOTE: (For individual, Partnership or Corporation) (if title to property is held in land trust, the trust officer must countersign in space provided.)

CHOOSE A, B, C, D, or E, same as above

State of Illinois

County of Cook ss.

A INDIVIDUAL OWNER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

B PARTNERSHIP

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be a general partner of the _____ partnership, personally known to me to be the same person(s) whose name (s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

C Limited Liability Company (LLC)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ Managing Member of _____ is personally known to me to be the same person whose name is subscribed to the preceding instrument as Managing Member, appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as Managing Member of the LLC, as (his) (her) free and voluntary act, and the free and voluntary act of the LLC, for the uses and purposes therein set forth, or,

D CORPORATION

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, President of _____ and _____ Secretary of the corporation, are personally known to me to be the same persons whose names are subscribed to the preceding instrument as President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as President and Secretary of the corporation, and affixed the corporate seal of the corporation, pursuant to authority given by the Board of Directors of the corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes there stated.

Given under my hand and official seal, this ___ day of 21st 2019

Commission expires 10-24 2020

[Signature]
(Notary Public)

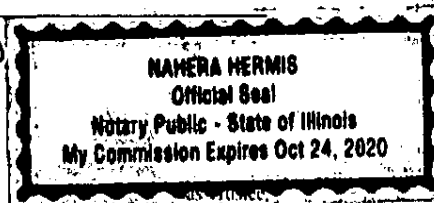
E LAND TRUST

COUNTERSIGNATURE

_____ held by
(Trust Officer)

_____ held by
(Trust No.)

_____ held by
(Name of Trustee)



OFFICE COPY
UNOFFICIAL COPY

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WMO SCHEDULE R

Watershed Management Permit No.

OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

NOTICE OF WATERSHED MANAGEMENT PERMIT REQUIREMENTS AND OBLIGATIONS OF PERPETUAL MAINTENANCE & OPERATION

SPACE RESERVED
PLACE STICKER HERE
PROOF OF EXECUTED
RECORDATION DOC#

Name of Project: JV Global Parking Lot Improvements

Attach Legal Description

A. NOTICE IS HEREBY GIVEN that the undersigned is (select one) (the owner and record title holder), (a principal beneficiary of Land Trust as Trustee), (an Officer

No. _____ held by _____ (Name of Trust Holder) _____ (Official capacity)
of JV Gloal Corporation, (a General Partner President partnership),
(Name of Corporation) (Name of Partnership)

(a Managing Member of JV Global Limited Liability Company ("LLC")), which is the record title holder of the property
(Name of Partnership)

is the record title holder of the property or properties shown on the attached plat of survey and legally described on the attached sheet(s); said recordation document and or record plans, attached hereto as Exhibit "R" and specifically incorporated by reference herein; said property being developed and built up for the benefit or use of more than one owner or user, is subject to the rules and regulations of the Metropolitan Water Reclamation District of Greater Chicago ("District") governing stormwater maintenance and operation requirements.

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*C. NOTICE IS FURTHER GIVEN that the following facilities contemplated for construction under the permit on file with the District requires perpetual maintenance and operation by the co-permittee and / or a current property owner, to meet the requirements of the watershed management permit:

- | | Applicability | |
|--|---|--|
| A) Volume Control Facilities | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| B) Detention Facilities (Existing and Proposed) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| C) Offsite or Trade-off Detention Facilities | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| D) Stormwater Management System(s) Component(s) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| E) Native Planting Conservation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| F) Compensatory Storage Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| G) Wetland/Buffer Mitigation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| H) Riparian Environment Mitigation Area(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| I) Qualified Sewer Construction | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| J) Other _____
(Include attachments as necessary) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

D. THIS NOTICE, after it has been recorded, shall not be withdrawn, rescinded or removed, except after the District requirements relative to obligation of perpetual maintenance and operation of facilities have been satisfied with respect to the entire property described in Exhibit "R", and a written release from the obligations hereunder is obtained from the District.

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WMO Schedule R (Continued) Watershed Management Permit No.

This notice is intended to be given to any party or parties hereinafter acquiring any interest in the aforescribed property, or dealing with said property in any manner whatsoever, notifying them of the requirements for obligation of perpetual maintenance and operation for facilities for said property as provided herein. The owner hereby certifies that the property is recorded in the office of the Cook County Recorder of Deeds.

Signed by owner and record title holder dated this 7th day of August 2019

Impress

Corporate

Seal Here

CHOOSE A, B, C, or D

- A (for individual owner) Owner
B (for Partnership) General Partner
C (for Limited Liability Company) Managing Member
D (for Corporation) President
D (for Corporation) Corporate Secretary (Ashley Zingel)
E (for property in a land trust) Individual holding power of direction

NOTARIZATION OF OWNER'S SIGNATURE

NOTE: (For individual, Partnership or Corporation) (if title to property is held in land trust, the trust officer must countersign in space provided.)

CHOOSE A, B, C, D, or E, same as above

State of Illinois

County of Cook ss.

A INDIVIDUAL OWNER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

B PARTNERSHIP

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be a general partner of the partnership, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as (his) (her) free and voluntary act, for the uses and purposes therein set forth, or,

C Limited Liability Company (LLC)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Managing Member of is personally known to me to be the same person whose name is subscribed to the preceding instrument as Managing Member, appeared before me this day in person, and acknowledged that (he) (she) signed, sealed and delivered the said instrument as Managing Member of the LLC, as (his) (her) free and voluntary act, and the free and voluntary act of the LLC, for the uses and purposes therein set forth, or,

D CORPORATION

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that President of and Secretary of the corporation, are personally known to me to be the same persons whose names are subscribed to the preceding instrument as President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as President and Secretary of the corporation, and affixed the corporate seal of the corporation, pursuant to authority given by the Board of Directors of the corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes there stated.

Given under my hand and official seal, this 7th day of August 2019



Michele Small (Notary Public)

E LAND TRUST

COUNTERSIGNATURE

(Trust Officer) held by (Trust No.) (Name of Trustee) as Trustee.

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OFFICE COPY

19-315

After recording return to:

Paul Lipski
100 East State Parkway
Schaumburg, IL 60090

Space Above This Line for recording Purposes

**STORMWATER MAINTENANCE
PLAN AND AGREEMENT
(MWRDGC SCHEDULE 'R' DOCUMENTS)**

Date: August 7, 2019
Project: JV Global Parking Lot Improvements
199 Shepard Avenue, Wheeling, Illinois

Project No. 19-132

EXISTING STORM WATER DETENTION POND EASEMENT DEFINITION & MAINTENANCE
(Per document #23968761 & document #24133603 filed with the Recorder of Deeds of Cook County, IL)

That portion of Lots 1 & 3 delineated as a storm water detention pond is hereby reserved for such purpose for the benefit of the owner or owners from time to time of Lots 1 & 2 of Hawthorn Resubdivision and the owner or owners from time to time of Lots 1, 2, & 3 of Hawthorn 2nd Resubdivision, their successors and assigns shall be responsible for periodically providing mowing of the bottom and side slopes of the storm water detention pond, for maintaining the original size and location of the aforesaid storm water detention pond, and for the payment of real estate taxes applicable thereto. No permanent building shall be placed on said detention pond, but some may be used for any purpose that will not interfere with the aforesaid uses of rights.

PROPOSED STORM WATER DETENTION POND EASEMENT DEFINITION & MAINTENANCE

That portion of Lots 1 & 3 delineated as a storm water detention pond is hereby reserved for such purpose for the benefit of the owner or owners from time to time of Lots 1 & 2 of Hawthorn Resubdivision and the owner or owners from time to time of Lots 1, 2, & 3 of Hawthorn 2nd Resubdivision, their successors and assigns shall be responsible for periodically providing mowing of the bottom, except for the volume control area, and side slopes of the storm water management pond, for maintaining the original size and location of the aforesaid storm water management pond, and for the payment of real estate taxes applicable thereto. No permanent building shall be placed on said storm water management pond, but some may be used for any purpose that will not interfere with the aforesaid uses of rights.



HAEGER ENGINEERING LLC

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, Illinois 60173
tel: 847.394.6600 fax: 847.394.6608
www.haegerengineering.com

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JV Global Parking Lot improvements – 199 Shepard Avenue, Wheeling, IL (Cook County)
Stormwater Maintenance Plan and Agreement

ASSIGNMENT OF RESPONSIBILITY

Initial Post Construction:

All maintenance items shown hereon shall be the responsibility of the Hawthorn Resubdivision Lot 1 & Lot 2 Owner (Ownership #1) to complete according to the described schedule for 1 year after construction is completed.

After Initial Post Construction:

After 1 year post construction, all maintenance items within Hawthorn Resubdivision Lot 1 & Lot 2 shall remain the responsibility of the Hawthorn Resubdivision Lot 1 & Lot 2 (Ownership #1) owner.

After 1 year post construction, all maintenance items within the Detention Pond Easement shall be the responsibility of the Hawthorn Resubdivision Lot 1 & Lot 2 Owner (Ownership #1), the Hawthorn 2nd Resubdivision Lot 1 owner, the Hawthorn 2nd Resubdivision Lot 2 owner, and the Hawthorn 2nd Resubdivision Lot 3 owner (Ownership #2) to complete according to the described Storm Water Detention Pond Easement Definition & Maintenance. This responsibility is assigned per document #23968761 & document #24133603 filed with the Recorder of Deeds of Cook County, IL.

OWNERSHIP #1

LEGAL DESCRIPTION:

LOT 1 AND 2 IN HAWTHORN RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 AND THAT PART OF LOT 6 LYING SOUTH OF THE SOUTH LINE OF SHEPARD AVENUE EXTENDED WEST TO THE WEST LINE OF SAID LOT IN BLOCK 2, ALL IN AMERLINE SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1977, AS DOCUMENT NO. 23968761, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBERS:

- 03-11-305-028-0000
- 03-11-305-029-0000

OWNERSHIP #2

LEGAL DESCRIPTION:

LOT 3 IN HAWTHORN SECOND RESUBDIVISION OF LOT 3 IN HAWTHORN RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 AND THAT PART OF LOT 6 LYING SOUTH OF THE SOUTH LINE OF SHEPARD AVENUE EXTENDED WEST TO THE WEST LINE OF SAID LOT IN BLOCK 2, ALL IN AMERLINE SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1977, AS DOCUMENT NO. 24133603, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER:

- 03-11-305-032-0000

UNOFFICIAL COPY

OVERSIZE EXHIBIT

Property of Cook County Clerks Office

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/04/2021 12:18 PM PG: 1 OF 8

**FORWARD ORIGINAL
DOCUMENT TO PLAT
COUNTER IMMEDIATELY
AFTER RECORDING FOR
SCANNING**

7 pages
+ 1 exhibit
8 total

65 fee
32 penalty
897
81