

UNOFFICIAL COPY

WMO SCHEDULE R

Watershed Management Permit No.

21-252

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: Cement Mason's Commercial Development

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 No. _____ held by _____ (Name of Trust Holder) as Trustee, (an Officer _____ (Official capacity) of _____ Corporation), (a General Partner _____ partnership), (Name of Corporation) _____ (Name of Partnership)

(a Managing Member of _____ 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 of 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.: 21-252 (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:

- | | 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 type="checkbox"/> Yes | <input checked="" 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| J) Other _____ | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- (Include attachments as necessary)



Doc# 2314557013 Fee \$101.00

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

KAREN A. HARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 11:54 AM PG: 1 OF 9

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.

*Select all boxes as appropriate

RECORDING FEE 101 Revised 11/2017

DATE 5/25/23 COPIES 6x

OK BY R.V.

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WMO Schedule R (Continued) Watershed Management Permit No.

21-252

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.

Signature of owner and record title holder dated this 24th day of May, 2023

Impress

CHOOSE A, B, C, or D

Corporate

- A (for individual owner) Lawrence J. Picardi Sr. Owner Seal Here
- B (for Partnership) _____ General Partner
- C (for Limited Liability Company) _____ Managing Member
- D (for Corporation) _____ 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 Lawrence J. Picardi Sr. 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 24th day of May, 2023

Commission expires May 25, 2023

(Notary Public)

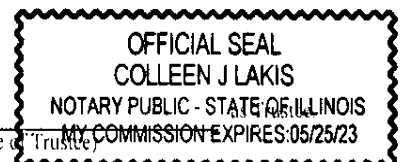
COUNTERSIGNATURE

held by

(Trust Officer)

(Trust No.)

(Name of Trust)



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WMO Schedule R

Watershed Management

Permit No. 21-252

LEGAL DESCRIPTION FOR CEMENT MASON'S TRAINING CENTER LOCAL 502
KNOWN AS: 715 25TH AVENUE, BELLWOOD, IL.

LOT 84 (EXCEPT THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 84 AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 411.13 FEET TO AN ANGLE IN SAID SOUTHERLY LOT LINE; THENCE CONTINUING EASTERLY ALONG SAID LOT LINE, A DISTANCE OF 258.8 FEET TO A POINT OF CURVE IN SAID LOT LINE; THENCE NORTHEASTERLY CONTINUING ALONG SAID LOT LINE ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 484.10 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 70 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 322.84 FEET TO A POINT OF A LINE DRAWN PARALLEL WITH AND 45 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE FIRST DESCRIBED COURSE IN THIS DESCRIPTION, SAID POINT BEING 411.13 FEET EASTERLY, MEASURED ALONG SAID PARALLEL LINE, FROM THE WEST LINE OF SAID LOT 84; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 411.13 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 84, BEING THE EAST LINE OF 25TH AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 84, A DISTANCE OF 45.45 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF MADISON STREET 462.67 FEET EAST OF THE EAST LINE OF 25TH AVENUE; THENCE EAST 99.27 FEET TO AN ANGLE IN THE SOUTH LINE OF MADISON STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF MADISON STREET, A DISTANCE OF 99.27 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 94.41 FEET TO A POINT 17.86 FEET SOUTHWESTERLY OF THE AFORMENTIONED ANGLE IN THE SOUTH LINE OF MADISON STREET, AS MEASURED AT AN ANGLE OF 100° 12' WITH THE LAST DESCRIBED LINE; THENCE NORTHWESTERLY, A DISTANCE OF 94.41 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 84; THENCE NORTH 89° 50' 04" EAST 7.00 FEET ALONG THE NORTH LOT LINE OF SAID LOT; THENCE SOUTH 44° 58' 39" WEST 9.92 FEET TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH 0° 07' 15" EAST 7.00 FEET TO THE PLACE OF BEGINNING) IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION 6TH ADDITION TO GOLF CLUB SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1925 IN BOOK 196 OF PLATS, PAGE 41, AS DOCUMENT 8903387, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA = 140,857 SQ. FT. OR 3.23 ACRES

PROPERTY INDEX NUMBERS:

15-10-332-002	15-15-100-001
15-10-332-007	15-15-100-002
15-10-332-006	15-10-201-003
15-10-331-008	15-10-332-004
15-10-332-009	15-15-100-019

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OVERSIZE EXHIBIT

Property of Cook County Clerk's Office

Doc# 2314557013 Fee \$101.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 11:54 AM PG: 1 OF 9

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

3 pgs
3 DD

9 total

67
34

101

RUISTO