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southeast corner of 171st Street and 80th Avenue.

3. The Subject Property is generally located at the southeast corner of 171st Street and 80th Avenue. October 15, 1991.

The owner currently has a contract to purchase Parcel 2 from the current owners, which contract to purchase shall be closed by

identified as "Parcel 2" and legally described on said EXHIBIT A. said EXHIBIT A and that portion owned by the current owners is owned by owner is identified as "Parcel 1" and legally described on "Subject Property". That portion of the Subject Property which is

hereof. The said property is hereinafter referred to as the legally described in EXHIBIT A attached hereto and made a part owner (excepting such portion as is dedicated to the public), is which is vested in part in the current owners and in part by the

2. The property subject to this agreement and legal title to collectively referred to as "Developer".

individually and as the general partners thereof (hereinafter DEMETRIOS I. KOZONIS, CHRISOUA KOZONIS and DOUGLAS S. GANNETT, all

ATHENA VERVENIOTIS, TOM HALKIS, HARIKLIA HALKIAS, GEORGE HALKIAS, CENTER PARTNERSHIP, an Illinois partnership and CHRIS VERVENIOTIS,

114190-09 (hereinafter referred to as "Owner"); and TINLEY PARK under Trust Agreement dated July 5, 1991 and known as Trust No.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee (hereinafter collectively referred to as "current owners"); and

83-2305, and ROBERT E. KENNY, JR. and MARY W. KENNY, his wife and PATRICIA BETTENHAUSEN, the sole beneficiary of said Trust No.

Agreement dated November 22, 1983 and known as Trust No. 83-2306 HERITAGE TRUST COMPANY, AS SUCCESSOR TRUSTEE

"Village"); BREMEN BANK AND TRUST COMPANY, as Trustee under Trust Heritage Trust Company, not personally but as trustee

an Illinois Municipal Corporation (hereinafter referred to as the Village), by and between the VILLAGE OF TINLEY PARK, 1991, day of

1. This Agreement entered into this day of 1991, day of

INTRODUCTION. PARCEL 2 FROM PARCELS 1 AND 2 TO PARCEL 2

ANNEXATION AGREEMENT (TINLEY PARK CENTER PARTNERSHIP) - SOUTHEAST CORNER AT 80TH AVENUE AND 171ST STREET

THIS DOCUMENT IS BEING RECORDED ON BEHALF OF THE VILLAGE OF TINLEY PARK, 16250 S. Oak Park Avenue, Tinley Park, IL 60477

FILE WITH THIS DOCUMENT

114190

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This document was prepared by Mr. Terrence M. Barmicle, 180 N. LaSalle St., Suite 1600, Chicago, IL 60601

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direct and require owner to perform its obligations hereunder. all necessary instructions and take all other action necessary to and agrees that it will execute all necessary directions and issue Tinley Park Center Partnership, an Illinois partnership, covenants 7. The sole beneficiary of said Trust No. 114190-09, being

Village and will constitute a preservation of environmental values. Village, be in implementation of the comprehensive plan of the conditions will constitute an improvement of the tax base of the development of the Subject Property pursuant to its terms and Agreement and that such implementation of this Agreement and and welfare of the community to execute and implement this and in furtherance of the public health, safety, comfort, morals interests of the Village, current owners, Owner and the Developer 6. The parties hereto have determined that it is in the best

subject property under the jurisdiction of a township. a fire protection district not are any roads adjacent to or on the

5. The subject property is not within a library district nor contained.

(d) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein

(c) Adoption of such ordinances as are necessary to permit pursuant to the terms and conditions of this Agreement; including the classification of the subject property for purposes of zoning and the granting of a special use

(b) Enactment of annexation ordinances annexing the subject property as described above to the Village;

(a) Adoption and execution of this Agreement by ordinance;

Trustees to achieve the following: 4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of

necessary to effectuate the plan of development herein set forth. and rezoning as herein provided, including all hearings as are all necessary governmental entities to effectuate such annexation

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A. The Village, upon annexation and necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, shall by proper

SECTION TWO: Zoning, Plan Approval and Design Standards.

effectuate the annexation of the subject property to the Village. The Village shall take all actions necessary to carry out and perform the terms and conditions of this agreement and to effectuate the annexation of the above-described subject property to the Village, and to aid and assist the Village in also doing. and Developer shall do all things necessary and proper to carry out the terms, conditions and provisions of this agreement and upon the execution of this agreement, current owners, Owner shall include all of every highway within the area so annexed.

annexation shall extend to the far side of any adjacent highway and as EXHIBIT B. The new boundary of the Village resulting from such annexation of the subject property to be annexed is attached hereto development of the subject property as herein provided. A plat of the area to be annexed shall be attached hereto and shall be adopted by the Village after adoption and execution of this agreement and after adoption and execution of this agreement shall cause the subject property to be annexed to the Village. Also the Village, upon annexation of the subject property, shall thereafter adopt all ordinances respecting the zoning, use and development of the subject property as herein provided. A plat of annexation of the subject property to be annexed is attached hereto as EXHIBIT B. The new boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

The current owners and owner have filed a petition for annexation to the Village of the subject property legally described above pursuant to statute in such cases made and provided. The Village has by execution of this agreement manifested its intention to annex the subject property pursuant to the terms and conditions of this agreement.

SECTION ONE: Annexation.

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owners of a portion of Parcel B may be a grocery store. Owner and included among the tenants and/or subsequent commercial

C. hereof as EXHIBIT D.

which landscape plan is attached hereto and hereby made a part Group Architects and dated as last revised on November 19, 1990, "Tinley Downes Estates Landscape Plan" and prepared by Manhattan boundaries, all in accordance with the landscape plan entitled and fence along the entire width of its southern and eastern Parcel B shall be landscaped, including a landscaping strip its review and approval.

for each building on Parcel B must be submitted to the Village for approval by the Village, and further that the architectural plans Parcel B prior to its development, which plan will be subject to Developer must submit to the Village a more detailed site plan for said Parcel B. Moreover, it is further understood and agreed that 35,000 square feet of net rentable commercial space constructed on It is understood and agreed that there shall be not less than amended and approved by the Village.

on said site plan (EXHIBIT C) as approved or as may be subsequently developed substantially in accordance with said land plan as shown 1990. The Developer agrees that the subject property shall be prepared by Manhattan Group Architects and dated as of November 19, herein as EXHIBIT C entitled "Tinley Downes Estates Site Plan" accordance with the land plan appended hereto and incorporated B. The subject property shall be developed substantially in District.

said EXHIBIT A to be classified under the B-1 Neighborhood Shopping and that portion of the subject property described as Parcel B on Ordinance of the Village as R-2 Single-Family Residential District, hereby made a part hereof to be classified under the zoning Property described as Parcel A on EXHIBIT A attached hereto and subject Property to the Village cause that portion of the subject ordinance after execution of this Agreement and annexation of the

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A. In accordance with the Village's policy of providing recapture to the Village or developers who have extended and/or

SECTION THREE: Utility Recaptures and Contributions.

on the subject property.

F. The Village shall have the right to require such soil borings tests as it determines for each individual residential lot

Subdivision Regulations Ordinance.

compliance with the applicable provisions of this Agreement and the

provided that the Village Board approves such plat as being in full

sions of the Subdivision Regulations Ordinance of the Village, and

being in compliance with this Agreement and the applicable provi-

subdivision, has recommended its approval to the Village Board as

Commission of the Village has reviewed any such plat of

Regulations Ordinance of the Village and further provided the plan

complies with all provisions of this Agreement and the Subdivision

separate subdivision, providing such subdivision as proposed

Developer, each phase or combination of phases may be considered a

Recorder of Deeds of Cook County, Illinois. At the discretion of

the subject property may be recorded in phases in the Office of the

E. The Village agrees that individual plats of portions of

with a parking lot lighting plan approved by the Village.

into the adjacent residential areas, and shall be in accordance

be so designed as to prevent any unnecessary intrusion of light

subject property. Also, all parking lot lighting on Parcel B shall

faced towards the residential development to the north of the

faced towards either 171st Street or 80th Avenue, and shall not be

D. Moreover, all signage on the subject property shall be

all groceries for its customers.

grocery store will sell a wide variety of food goods and will bag

full service grocery store shall be construed to mean that the

service grocery store. For purposes of this subsection, the term

shall have a minimum of 6,000 square feet and shall be a full

Developer agree that if there is to be a grocery store that it

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* Includes applicable interest.
 ** For additional amounts due on issuance of the first building permit, see subparagraphs 2, 3 and 4 below.

\$97,507.16**

TOTAL AMOUNT DUE ON ANNEXATION.

\$54,133.20

Central Detention Pond (G-1) (\$3,960 per gross acre based on 13.67 acres)

Central Detention

\$20,959.80

Tinley Downes storm sewer (\$1,533.27 per gross acre based on 13.67 acres)

Storm Sewer

\$10,197.28

80th Avenue sewer (\$556.62 per gross acre based on 18.32 acres)

Sanitary Sewer

\$12,216.88

171st Street and 80th Avenue (\$666.86 per gross acre based on 18.32 acres)

Light Station

Total Amount Due*

Recaptures

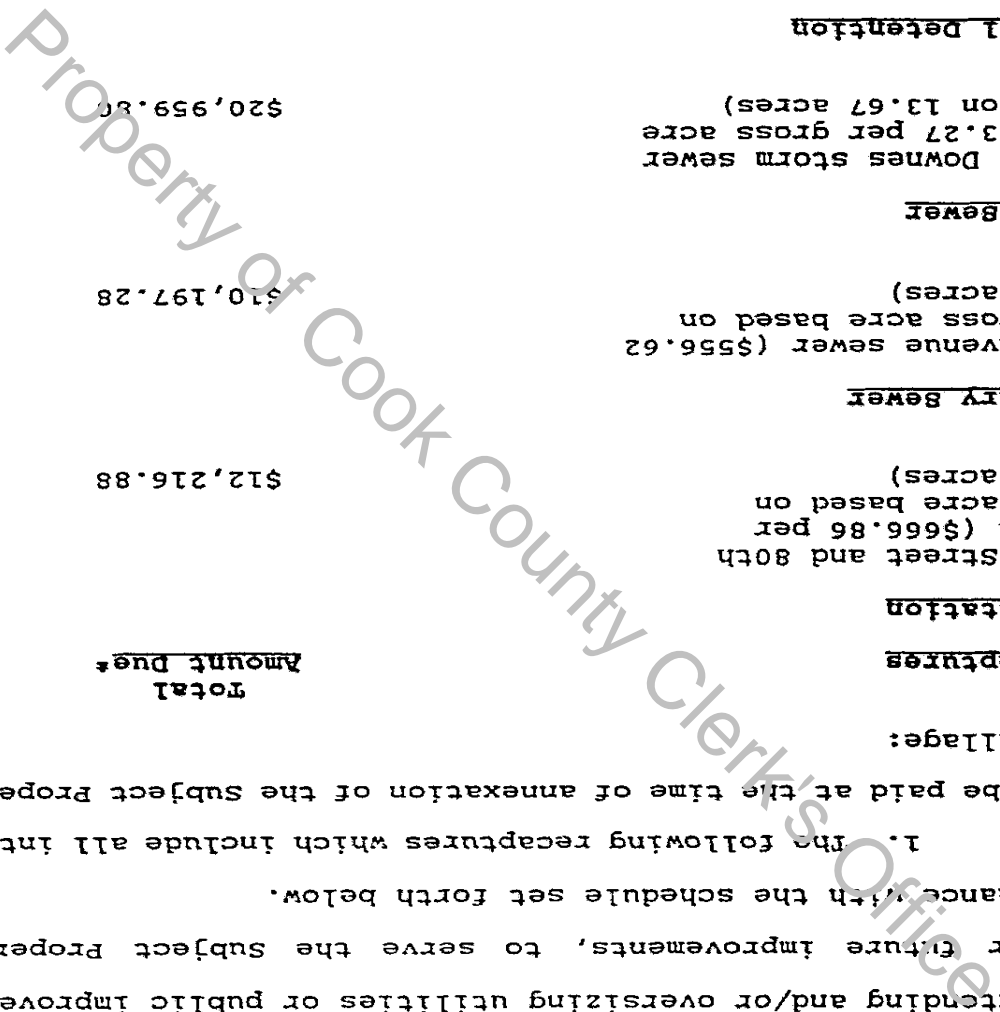
the Village:

shall be paid at the time of annexation of the subject property to

1. The following recaptures which include all interest, accordance with the schedule set forth below.

or for future improvements, to serve the subject property in for extending and/or oversizing utilities or public improvements, to the Village or other developers who are entitled to recapture owner and Developer shall pay to the Village all sums of money due recapture for the construction of future central retention ponds, the Village by this Agreement, and the policy of providing other territories, and particularly, the territory to be annexed to utilities or public improvements beyond their territory to serve oversized sewer, water, central retention ponds, and other

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Village on behalf of the following:
shall make the following contributions, which are payable to the
upon the issuance of each building permit, owner or Developer

SECTION FOUR: Contributions.

when such storm sewer improvements are needed.
sewer shall be constructed at no further expense to the Developer
G-1 at the time of annexation of the Subject Property. Such storm
installation of a 36" storm sewer outfall to future Detention Pond
Property, Developer shall also pay the sum of \$14,800.00 for the
the first building to be constructed on any portion of the Subject
4. At the time of issuance of the building permit for

install any street curbs on the exterior of the Subject Property.
amount totals \$81,776.50. Developer shall not be required to
based upon approximately 1,635.53 feet of improvements, and which
the rate of \$50.00 per linear foot of improvement to be installed
amount for street improvements for 171st Street and 80th Avenue at
Property, the Owner and Developer shall pay to the Village an
the first building to be constructed on any portion of the Subject
3. At the time of issuance of the building permit for

expense to Developer when such road improvements are completed.
and 80th Avenue, Village will install such lights at no further
since there will be major road improvements on both 171st Street
Avenue in connection with the development of the Subject Property.
Developer at its expense) required on 171st Street and on 80th
(except lights at intersecting streets which will be installed by
the sum of \$20,000.00 for the installation of all street lights
Property, Developer shall also be required to pay to the Village
the first building to be constructed on any portion of the Subject
2. At the time of issuance of the building permit for

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The Owner and Developer must prepare a detention plan for the development of Parcel B of the Subject Property and such must be submitted to and approved by the Village prior to the approval of any development of a portion or all of Parcel B of the Subject Property. Such plan must be in accordance with the standards set their expense.

Storm water run off emanating from the Subject Property shall be retained or detained in accordance with a central detention system for the Subject Property to be constructed and installed by the Owner and Developer. Such system shall include all storm water management facilities, including both on-site and off-site storm sewers, if needed, and the construction of temporary storm water detention facilities for Parcel A in accordance with final engineering plans approved by the Village. The design criteria, construction and maintenance of the storm sewers and detention facilities shall be in accordance with all standards of the Village in force on the date of final plat approval for each phase, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plat approval for each phase, and shall be completed by the Owner and Developer at their expense.

SECTION FIVE: Storm Water Retention/
Detention and Storm Sewers.

per non-residential unit (not building)	per non-residential building		
\$ 300.00	\$ 300.00	Water Construction Fund	
\$ 100.00	\$ 100.00	Sewer Construction Fund	
\$ 100.00	\$ 100.00	Tinley Park Volunteer Fire Dept.	
-0-	\$ 125.00	Tinley Park Park District	
-0-	\$ 100.00	Tinley Park Board of Library Directors	
-0-	\$3800.00	School District Number 140	
-0-	\$ 100.00	Consolidated High School District Number 230	
	\$ 15.00	E.S.D.A. Siren System	

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forth in the central detention policy of the Village, with a variation being granted for Parcel B to allow the permanent detention facilities to be constructed thereon, with such facilities to be constructed and installed in accordance with final engineering plans approved by the Village. The required storm water detention facilities for each phase of development must be completed (except for final sodding) before any occupancy permits shall be issued for such phase. All storm water detention facilities shall be maintained by the Developer during the course of development, and thereafter shall be maintained by either the Developer or a property owners association in accordance with a declaration of covenants and restrictions to be recorded on the subject property, which declaration shall be subject to approval by the Village. Such declaration shall provide the Village with the right, but not the duty, to go upon any portion of the subject property to maintain and/or repair or replace facilities if they are not suitably maintained so that they remain fully operational, and if the Village takes, in its sole discretion, any such action, such declaration shall provide that the property owners association shall immediately upon demand reimburse the Village for all expenses incurred by the Village against the particular portion of the subject property, and, if not promptly paid, the declaration shall further provide the Village with the right to record a lien for the unpaid expenses against the appropriate portion of the subject property.

Central Detention Service Area G-1 as shown on the Village of Tinley Park, Central Detention, Master Plan shall be the service area for storm sewer detention which will serve the residential portion of the subject property (Parcel A) as designated on EXHIBIT B. It is acknowledged that said Pond G-1 has not been constructed as of this time and a variation is hereby granted to permit the on-site temporary detention facilities until said Pond G-1 is completed.

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In addition to sidewalks which are required under the Village's Subdivision Regulation Ordinance, the Developer shall construct and install a five foot (5') wide concrete sidewalk along the entire length of the Subject Property along the east side of 80th Avenue, and also a six (6') foot wide sidewalk along the entire length of the Subject Property along 171st Street, all in further construction until paid.

Also, Developer shall be required to keep all public streets from mud and debris generated by construction activity on the Subject Property. Such streets must be cleaned at least once a day, and more often if required by the Village in its sole judgment. For each day that the public streets are not cleaned as required hereunder during construction, the Developer shall be subject to a fine of \$250.00 each day. If any such fine is not promptly paid, the Village shall have the right to stop any and all damages to the street.

The owner and Developer shall provide access to each site and all interior streets within the subject property by dedicated streets in accordance with EXHIBIT C. Any street right-of-way not already dedicated at the time of annexation shall be dedicated in the final plat of subdivision for the subject property and the Village shall accept the dedication of any such street right-of-way upon completion of the street improvements and acceptance of the improvements by the Village. The Village shall accept the construction of streets, upon the completion by Developer of sale improvements in accordance with the Village's Subdivision Regulations Ordinance, the final wearing surface of dedicated streets shall not be installed until a period of twelve (12) months after installation of the base. Upon completion of the street and prior to acceptance by the Village, Developer shall be responsible for keeping the streets free from construction debris and for repair of

SECTION SIX: Streets and Sidewalks.

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It is hereby acknowledged that certain dedications have been previously made by the current owners for the right-of-way for 171st Street and the right-of-way for 80th Avenue adjacent to the subject property. If the sale of Parcel 2 from the current owners to the owner has not been closed by October 15, 1991, the Village will pay the current owners for such right-of-way dedication at the

SECTION NINE: Street Dedications.

Developer shall be required to construct and install at its expense all necessary sanitary sewers to service the subject property in accordance with the Subdivision Regulations Ordinance of the Village and final engineering plans approved by the Village.

SECTION EIGHT: Sanitary Sewers.

Developer shall be required to construct and install at its expense all necessary on-site water mains to service the subject property. In addition, in order to provide a fully looped system, a 12" water main from the existing water line located at 80th Avenue and the south property line of the subject property north along 80th Avenue to a connection with the existing 24" water line located at the northwest corner of 80th Avenue and 171st Street, and also an 8" water main along 171st Street from the existing line at Ozark Avenue west to the 12" water main being constructed in 80th Avenue. All such water mains shall be constructed and installed in accordance with the Subdivision Regulations Ordinance of the Village and final engineering plans approved by the Village.

SECTION SEVEN: Water Supply.

It is understood that the development of the subject property will be done in phases and that Parcel B will be developed first and that only such portion of the 171st Street sidewalk that is adjacent to or on Parcel B need be constructed at the time of development of Parcel B, and that the remainder shall be installed as Parcel A is developed.

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if such costs are not paid. including the right to record a lien against the Subject Property and to charge the Developer and owner for the costs for the same, whatsoever, to go in and perform such maintenance work if necessary Village, in its sole discretion and not implying any duty storm water management facilities, including the right of the by the Village and providing for the care and maintenance of said other legally sufficient document in a form and substance approved record a declaration of covenants and restrictions, an easement or completed and accepted by the Village. Owner and Developer shall for such purposes until the storm water detention facility is though the Developer and owner agree to maintain such facilities the Subject Property for storm water management purposes, even right to maintain any storm water management facilities located on grant a blanket easement to the Village to have access to and the general area. Also, current owners, owner and/or Developer shall serve not only the Subject Property, but other territories in the including cable television, or for other improvements which may the extension of sewer, water, street, or other utilities, and/or obtain grants to the Village of, all necessary easements for of approval of the Annexation Agreement to grant to the Village, The current owners, owner and/or Developer agree at the time

SECTION TEN: Easements.

any occupant permit for any buildings on the Subject Property. Village to the current owners prior to the time of the issuance of required to reimburse the Village for any amounts so paid by the only the 17 feet which does not currently exist. Owner shall be adjacent to the Subject Property, but the Village is paying for right-of-way of 50 feet for the side of each of said streets existing prescriptive right-of-way of 33 feet will make a dedicated owners. Said 17 feet strip of land, when combined with the along the boundaries of the respective parcels of the current rate of fifty cents (50¢) per foot for a strip of land 17 feet wide

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125% of the Developer's Engineer's estimate of the cost of financial institution approved by, the Village in the amount of credit, in a form satisfactory to, and from a bank or other after Developer has delivered to Village an irrevocable letter of improvements to be done by Developer may be commenced at any time provided, however, the construction and installation of the public improvements, except for the final surface course for the streets. the completion and acceptance by the Village of the required public No occupancy permit shall be issued for any building prior to time each permit is issued.

Developer at the rate set forth in the Village ordinances at the various ordinances of the Village shall be paid by the owner or Agreement; however, all other fees, etc. set forth under the Section Four above shall not be increased during the term of this foregoing, the dollar amounts for the contributions set forth in Village of Tinley Park at such time. Notwithstanding the thereof if such standards are more stringent than those of the regulations of other governmental agencies having jurisdiction ordinances of the Village or in accordance with the statutes and public improvements, shall be in accordance with the then existing designs and standards, and road construction and dedication of development of each lot is issued. Planning and engineering Village as they exist on the date each respective permit for water retention and other developmental codes and ordinances of the lot respectively encompassed by this Agreement shall be in accordance with the existing building, zoning, subdivision, storm The development of the Subject Property annexed and of each

SECTION ELEVEN: Developmental Codes and Ordinances and General Matters.

necessary to serve the Subject Property. Developer to obtain all easements, both on site and off site, thereunder. It shall be the responsibility of the owner and other appropriate entities designated by the Village as grantee All such easements to be granted shall name the Village and/or

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dedication of rights-of-way to the Village and the developmental public improvements, granting of easements to the Village, contributions to the Village, construction and/or dedication of payment of monies to the various Village recapture funds, The terms and conditions of this Agreement relative to the

any extended time that may be agreed to by amendment. period of twenty (20) years from the date of execution hereof and authorities of said Village and successor municipalities, for a property, assignees, lessees and upon any successor municipal of the parties hereto, successor owners of record of the subject This Agreement shall be binding upon and inure to the benefit

SECTION FOURTEEN: Binding Effect and Term and Covenants Running with the Land.

by the development of the Subject Property. uniquely attributable to, reasonably related to and made necessary dedications, donations and easements required by this Agreement are and owner further agree that the recaptures, contributions, fire protection, and emergency services. Current owners, Developer, streets, libraries, schools, parks and recreational facilities, of the Subject Property with access to and use of public utilities, to, providing its residents, and in particular the future residents governmental interests of the Village, including, but not limited provided for in this Agreement substantially advance legitimate recaptures, contributions, dedications, donations and easements current owners, Developer and owner agree that any and all

SECTION THIRTEEN: Impact Requirements.

utilities shall be at the Developer's option. shall be installed underground, the location of which underground All electricity, telephone, cable television and gas lines

SECTION TWELVE: Utilities.

landscaping and sewer and water lines. costs, including all required lighting, streets and street lights, by the Village Engineer, or 110% of actual construction contract construction and installation of all such improvements as approved

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Developer shall have the right to construct residential model units, sales offices and other appurtenant facilities, with the number of models to be as approved by the Village, and upon acceptance by the Village of a plan encompassing that portion of the property upon which same are proposed to be constructed. It is understood that in the event Developer constructs model units that

SECTION SIXTEEN: Model Units.

or such other addresses that any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

- 1. Charles Markopoulos
BBM Realty Corporation
1721 North Milwaukee Avenue
Chicago, Illinois 60647
- 2. Samuel J. Polisky
Polisky and Riordan, Ltd.
1216 North La Salle Street
Chicago, Illinois 60610

For the Owner and Developer:

- 1. Edward J. Zabrocki
Village President
16250 South Oak Park Avenue
Tinley Park, Illinois 60477
- 2. Frank W. German, Jr.
Village Clerk
16250 South Oak Park Avenue
Tinley Park, Illinois 60477
- 3. Terrence M. Barnicle
Village Attorney
Klein, Thorpe and Jenkins, Ltd.
180 North La Salle Street
Suite 1600
Chicago, Illinois 60601

For the Village:

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Certified mail, postage prepaid and return receipt requested, as follows:

SECTION FIFTEEN: Notices.

standards established herein shall constitute covenants which shall run with the land.

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- (e) Installation of the gutters and downspouts.
- (d) Painting of the exterior.
- (c) Final grading.
- (b) Installation of the required sidewalk.
- (a) The asphalt or concrete has not been poured for the driveway, provided the stone base has been installed.

Issued:

The Village will grant provisional occupancy permits for individual residences between November 1st and May 15th if weather prevents the Developer from completing the following work for any such residence (it being understood that if other work remains to be done, no occupancy permit, provisional or otherwise, will be issued):

SECTION EIGHTEEN: Provisional Occupancy Permits.

development and all dwelling units are completely sold. shall in any event remove such sign no later than the time its Agreement, whichever occurs later. provided, however, Developer building permit is issued, or within 4 years from the date of this Developer shall so remove, such sign within 90 days after the last The Village shall have the right to compel removal of, and from streets and highways as the interest of safety may require. the Village's sign clearance and shall have reasonable setbacks of said sign upon the subject property shall be in accordance with remain for the duration of Developer's sales program. The location any such sign shall be located on the subject property and may so of the sign to ground level, and may be exteriorly illuminated, and 8' x 16' double-faced in size, to be no higher than 14' from top this proposed development only, with such sign to be not more than Developer to erect and maintain one outdoor advertising sign for tractor, and all required fees are paid, the Village will permit After application is made to the Village's Zoning Adminis-

SECTION SEVENTEEN: Signs.

conformance with said model units. the units ultimately constructed for sale shall be in substantial

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permitted to remain beyond the time period specified by the causing a storm water drainage problem, or should it not be should they not be placed in an approved location or if the pile is remove any dirt stock pile which results from the development letter of credit provided for in this agreement to relocate or advance written notice, shall have the right to draw upon the addition, the Village, after providing Developer with 10 days completed, unless an extension is agreed to by the Village. In to be built on the subject property have been substantially years or the date on which 85 percent of the number of units/homes reasonable time periods not to exceed the earlier of either five places as designated and approved by the Village, and for from the development of the subject property shall be located in owner and Developer agree that any dirt stock piles resulting and this Agreement.

and sidewalks as required by the Subdivision Regulations Ordinance specifically include an amount to cover the cost of street trees the Village. The letter of credit or cash deposit shall Village in accordance with the Subdivision Regulations Ordinance of the proper letter of credit or cash deposit has been made to the rental offices or any other apartment facilities unless and until be entitled to construct any model units, signs, sales and/or to obtain any building permits, nor any sign permits, and shall not The current owners, owner and Developer shall not be entitled

SECTION NINETEEN: Permits and Letter of Credit.

- Village.
- done, with such cost estimate to be approved by the estimated cost of completion of the work remaining to be such escrow being in an amount equal to 150% of the approved timetable with the amount to be deposited in Village to guaranty the completion of the work within the title company or financial institution acceptable to the Provide a cash escrow with either the Village or a bank, (b)
- timetable shall be deemed a part of the occupancy permit. Provide the Village with a timetable (acceptable to the Village) for completion of the outstanding work which (a)

occupancy permit, the Developer shall:

As a condition of the issuance of any such provisional

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Chicago Title Insurance Company or such other title insurance conveyance or dedication, a commitment for title insurance from less than ten (10) days prior to the time for delivery of the deed.

D. Title Insurance. Grantor, shall provide to grantee, not

(4) such other exceptions acceptable to the grantee.

(3) general taxes for the year in which the deed, conveyance or dedication is delivered or made and for the prior year if the amount of prior year's taxes is not determinable at the time of delivery, conveyance or dedication; and

(2) terms of this Agreement;

(1) covenants, restrictions and easements of record, provided the same do not render the real estate materially unsuitable for the purposes for which it is being conveyed, dedicated or donated;

subject only to:

plat of subdivision. The deed, conveyance or dedication may be deed, plat of dedication, or appropriate dedication on a recorded donation shall be by delivery of a good, sufficient and recordable

C. Form and contents of Deed. The conveyance, dedication or

good and marketable.

B. Merchantable Title. Title to the real estate shall be

appropriate instrument.

shall be of a fee simple title by trustee's deed or other

A. Fee Simple Title. The conveyance, dedication or donation

able provisions of this Agreement:

in conformance with the following requirements and any other applicable provisions of this Agreement shall be made or other governmental authority under this Agreement shall be made to as grantor for purposes of this Section Twenty) to the Village of the current owners, owner and/or Developer (hereinafter referred Any conveyance, dedication or donation of real estate required

SECTION TWENTY: Conveyance, Dedication and Donation of Real Estate and Certain Personal Property.

as directed by the Village within the 10 day notice period. letter of credit if Developer relocates or removes the stock piles Village; provided, however, that the Village will not draw upon the

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To the extent not provided in this agreement, delivery of the deed, conveyance or dedication shall occur at a date, time and place mutually agreeable to grantor and Village, otherwise at a

F. Delivery of Deed, Conveyance or Dedication.

of a breach of the foregoing covenant. to attorneys' fees and expenses of litigation, arising as a result of the Village against any loss or expense, including but not limited to such amount and that it will indemnify, hold harmless and defend covenants that it will promptly pay the same upon determination of amount of the same cannot then be determined. Developer hereby prior to delivery of the deed, conveyance or dedication because the dedication. To the extent that any such item cannot be removed and removed prior to delivery of the deed, conveyance or charges of whatever nature affecting the real estate shall be paid general taxes and all other taxes, assessments, liens and

G. Taxes, Liens, Assessments, Etc.

All title insurance charges shall be borne by grantor.

subject only to the exceptions stated above.

from the company issuing the commitment for title insurance, conveyance or dedication a title insurance policy in such amount issued within thirty (30) days after delivery of the deed, deed, conveyance or dedication. Grantor shall further cause to be less than twenty (20) days prior to the time for delivery of the the fair market value of the real estate and shall be dated not The commitment for title insurance shall be in the amount of (4) such other exceptions as are acceptable to the grantee.

(3) subparagraphs 1 and 2 of paragraph C above; and

(2) taxes for the year in which the deed is delivered and for the prior year if the amount of such prior year's taxes is not determinable at the time of delivery of the deed, conveyance or dedication;

(1) the usual and customary standard exceptions contained therein;

insurance shall be in usual and customary form subject only to company acceptable to the grantee. The commitment for title

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and Developer at its option from additional documents relevant to and such costs and expenses may be further confirmed by the Owner Developer upon its request, by a sworn statement of the Village; administration of the Agreement shall be evidenced to the Owner and Such costs and expenses incurred by Village in the completion of land improvements.

and escrow agreements to be entered into as security for the hereunder, and the negotiation and preparation of letters of credit notices, resolutions, ordinances and other documents required but not limited to, preparation and publication, if any, of all of pocket expenses involving various and sundry matters such as, including and limited to engineering fees, attorneys' fees and out incurred by Village in the administration of the Agreement, reimburse Village for all enumerated reasonable expenses and costs President, Owner and Developer from time to time shall promptly paragraph, upon demand by Village made by and through its Except as provided in the paragraph immediately following this

B. From and After Effective Date of Agreement.

- (1) the costs incurred by the Village for engineering services; and
- (2) all attorneys' fees incurred by the Village; and
- (3) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

the subject property: letters of credit, plats, easements or other documents relating to preparation and review of this Agreement, and any ordinances, reimburse the Village for the following expenses incurred in the zoning of the property or so much thereof as required, shall The Owner and Developer, concurrently with annexation and

A. To Effective Date of Agreement.

SECTION TWENTY-ONE: Reimbursement of Village for Legal and Other Fees and Expenses.

after notice thereof is given by Village to grantor. date, time and place set by Village not less than thirty (30) days

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determining such costs and expenses as designated from time to time by the Developer.

Notwithstanding the immediately preceding paragraph, Owner and Developer shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against the current owners, owner, Developer and/or the Village, which relate to the terms of this Agreement, then, in that event, the owner and/or Developer, on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

1. Owner and/or Developer shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.
2. If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and owner and/or Developer on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner and Developer shall reimburse the Village from time to time on written demand from the President of Village and notice of the amount due for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.

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Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all

SECTION TWENTY-THREE: Continuity of Obligations.

descriptions are accurate and correct. Agreement and the attached Exhibits and that said legal descriptions of the Subject Property set forth in this 4. That Owner and Developer have provided the legal Property or its development as herein proposed. 3. That other than the current Owners, Owner and Developer, Property in the manner contemplated under this Agreement. 2. That the Developer proposes to develop the Subject this Agreement.

the indicated trust is as indicated on the first page of from the current Owners, and that the sole beneficiary of executed contract(s) to purchase the Subject Property the Subject Property, and that the owner has a fully Property (the sum of the various portions being all of the owners of record of various portions of the Subject 1. That the current owners are the legal title holder and

warrant to the Village as follows:

The current Owners, Owner and/or Developer represent and

SECTION TWENTY-TWO: Warranties and Representations.

the Village against Owner and/or Developer. its sole discretion, appeal any such judgment rendered in favor of Village in connection therewith. Owner and/or Developer may, in able attorneys' fees, witnesses' fees, etc., incurred by the Village, including but not limited to the court costs and reason- Developer all expenses of such legal proceedings incurred by shall determine and include in its judgment against Owner and/or a judgment in its favor, the court having jurisdiction thereof Owner and/or Developer for violation of this Agreement and secures In the event the Village institutes legal proceedings against

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approval may be required to be given only after and if all otherwise expressly provided or required by law, and any such direction of the Corporate Authorities of the Village unless Agreement, such approval or direction means the approval or where Village approval or direction is required by this

SECTION TWENTY-FIVE: Village Approval or Direction.

in full force and effect. term, covenant, agreement or condition, but the same shall continue relinquishment of any party's right thereafter to enforce any such party imposed, shall not constitute or be construed as a waiver or and conditions herein contained, or any of them, upon any other strict and prompt performance of the terms covenants, agreements, Failure of any party to this Agreement to insist upon the

SECTION TWENTY-FOUR: No Waiver or Relinquishment of Right to Enforce Agreement.

manner as is satisfactory to the Village. and the future purchaser assumes all of such obligations in such releases Developer in writing from any or all of such obligations connection with Parcel A if the Village, at its sole option, released from all of its obligations under this Agreement in Parcel A to develop Parcel A, the Owner and Developer may be (Parcel A). If the Developer obtains a subsequent purchaser to developing the residential portion of the planned unit development It is also understood and agreed that the Developer may not be owners shall be relieved of all obligations under this Agreement. Subject Property by the Current Owners to the Owner, the Current further understood and agreed that upon conveyance of the entire released Developer from any or all of such obligations. It is fully performed or until Village, at its sole option, has otherwise upon Developer by this Agreement until such obligations have been Village for the faithful performance of all obligations imposed at all times during the term of this Agreement remain liable to or any part of the Subject Property by Developer, Developer shall

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This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein

SECTION THIRTY: Amendment.

Agreement on behalf of the respective entities. Required to legally evidence the authority to so execute this partnership agreements, letters of direction or other documents, signatures hereto copies of all bylaws, resolutions, ordinances, such entities cause their authorized agents to affix their shall, upon request, deliver to each other at the respective time execute this Agreement. The Owner and/or Developer and Village been lawfully authorized by the Village Board of the Village to President and Clerk of the Village hereby warrant that they have on behalf of said current owners, Owner and Developer. The that they have been lawfully authorized to execute this Agreement owner and partners of Developer executing this Agreement warrant The current owners, Owner and Developer and the officers of

SECTION TWENTY-NINE: Authorization to Execute.

recorded by the Village at the expense of the Developer. A copy of this Agreement and any amendment thereto shall be

SECTION TWENTY-EIGHT: Recording.

or relevant to such heading or not. All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered

SECTION TWENTY-SEVEN: Section Headings and Subheadings.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION TWENTY-SIX: Singular and Plural.

requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

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This Agreement shall be signed last by the Village and the President (Mayor) of the Village shall affix the date on which he

SECTION THIRTY-SIX: Execution of Agreement.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION THIRTY-FIVE: Definition of Village.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

SECTION THIRTY-FOUR: Severability.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION THIRTY-THREE: Conflict Between the Text and Exhibits.

The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default.

SECTION THIRTY-TWO: Curing Default.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION THIRTY-ONE: Counterparts.

set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

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-27-

TOM HAIKIAS
TOM HAIKIAS

ATHENA VERVENIOTIS
ATHENA VERVENIOTIS

CHRIS VERVENIOTIS
CHRIS VERVENIOTIS
Partners:
GENERAL PARTNERS OF TINLEY PARK
CENTER PARTNERSHIP, both
individually and as general
Partners:

BY: _____
BY: _____

ATTEST:

TINLEY PARK CENTER PARTNERSHIP,
an Illinois Partnership
DEVELOPER:
BY: [Signature]
its General Partner

[Signature]
BY: _____
Village Clerk
ATTEST:

VILLAGE OF TINLEY PARK, an
Illinois Municipal Corporation
BY: [Signature]
Village President

signs this Agreement on page 1 hereof which date shall be the
effective date of this Agreement.

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7/23/91

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Notary Public

Commission expires _____, 19____

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Chris Verventis, both individually and as a general partner of Tinley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

Notary Public

Commission expires _____, 19____

GIVEN under my hand and Notary Seal this _____ day of _____, 1991.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Douglas Walker and _____, both individually and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such general partners of the Tinley Park Center Partnership, an Illinois partnership, and also personally known to me to be the same persons of said partnership, both individually and as sole beneficiary of the aforesaid Trust No. 114190-09, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

ACKNOWLEDGMENTS

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Property of Cook County Clerk's Office

Commission expires _____, 19____, Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Hariklia Halikias, both individually and as a general partner of Tingley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

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

Commission expires _____, 19____, Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Tom Halikias, both individually and as a general partner of Tingley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

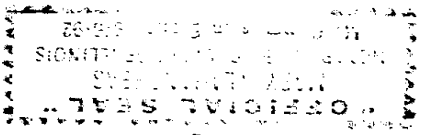
STATE OF ILLINOIS)
) SS)
) COUNTY OF COOK)

Commission expires _____, 19____, Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Athena Verventiotis, both individually and as a general partner of Tingley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

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



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Commission expires _____, 19____, _____ Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Chrisoula Kozonis, both individually and as a general partner of Tinley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
) COUNTY OF C O O K)

Commission expires _____, 19____, _____ Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Demetrios L. Kozonis, both individually and as a general partner of Tinley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
) COUNTY OF C O O K)

Commission expires _____, 19____, _____ Notary Public

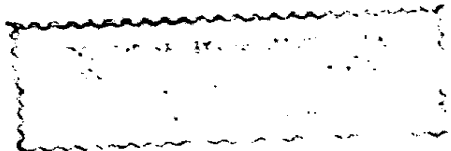
GIVEN under my hand and official seal, this _____ day of _____, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named George Halikias, both individually and as a general partner of Tinley Park Center Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
) COUNTY OF C O O K)

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Property of Cook County Clerk's Office



Commission expires _____, 19____ day of _____, 1991.

GIVEN under my hand and Notary Seal this _____ day of _____, 1991. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____ Secretary of the American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 5, 1991 and known as Trust No. 114190-09, and not individually, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____ Secretary of said Bank for the uses and purposes therein set forth; and the Secretary then and there acknowledged that said _____ Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said _____ Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

STATE OF ILLINOIS)
(SS)
COUNTY OF C O O K)

Commission expires _____, 19____ day of _____, 1991.

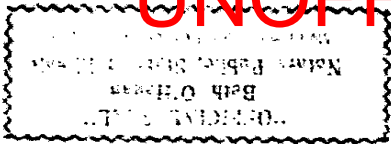
GIVEN under my hand and official seal, this _____ day of _____, 1991. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____ Secretary of the American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 5, 1991 and known as Trust No. 114190-09, and not individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS)
(SS)
COUNTY OF C O O K)

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7/23/91

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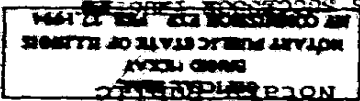


Notary Public

GIVEN under my hand and Notary seal this 29th day of August, 1991. Commission expires Sept 7, 1993.

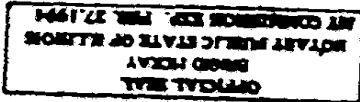
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Bremen Bank and Trust Company as Trustee under Trust Agreement dated November 22, 1983 and known as Trust No. 83-2306, and not individually, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

STATE OF ILLINOIS)
() SS
COUNTY OF C O O K)
Heritage Trust Company, not personally but as Trustee



GIVEN under my hand and official seal, this 27th day of August, 1991. Commission expires Sept 7, 1993.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Mary W. Kenny, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.



STATE OF ILLINOIS)
() SS
COUNTY OF C O O K)

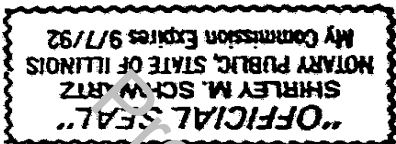
GIVEN under my hand and official seal, this 27th day of August, 1991. Commission expires Sept 7, 1993.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Robert E. Kenny, Jr. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

STATE OF ILLINOIS)
() SS
COUNTY OF C O O K)

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GIVEN under my hand and official seal, this 12th day of August, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Edward J. Zabrocki, Park, and Frank W. German, Jr., personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.



STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

GIVEN under my hand and official seal, this 12th day of August, 1991.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Patricia Bettenhausen personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, both individually and as sole beneficiary of Bremen Bank and Trust Company Trust No. 83-2306 dated November 22, 1983 for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

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EXHIBIT A

Legal Description
Property Being Annexed

The Northwest 1/4 of the Southwest 25, (except the South 20 acres thereof) and also excluding the East 607.20 feet of the North 330.0 feet thereof, all in Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

also

The West 236.0 feet of the North 361.50 feet of the East 1/2 of the Southwest 1/4 of Section 25, Township 36 North, Range 12, East of the Southeast corner of 171st Street and 80th Avenue.)

Legal Description
Parcel 1

The Northwest 1/4 of the Southwest 25, (except the South 20 acres thereof) and (except the West 250.0 feet, except the South 33.0 feet and except the North 450.0 feet thereof) and (except and East 448.80 feet of the West 1006.80 feet of the North 330.00 feet thereof) and (except the East 158.40 feet of the East 1165.20 feet of the North 330.0 feet thereof) all in Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Legal Description
Parcel 2

The West 250 feet of the South 223.0 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

also

The West 236.0 feet of the North 361.50 feet of the East 1/2 of the Southwest 1/4 of Section 25, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Legal Description
Parcel A

The area to be rezoned from R-1 to R-2 Single Family Residential includes the North 1/2 of the Northwest 1/4 of the Southwest 25, (except the West 558.0 feet of the North 370.0 feet thereof) all in Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. (13.67)

also

The West 236.0 feet of the North 361.50 feet of the East 1/2 of the Southwest 1/4 of Section 25, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. (4.65 acres)

Legal Description
Parcel B

The area to be rezoned from R-1 to B-1 Neighborhood Shopping includes the West 558.0 feet of the North 370.0 feet of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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