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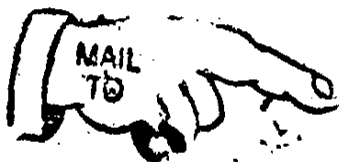
. DEPT-01 RECORDING \$61.50
. T87777 TRAN 6445 02/07/96 10:16:00
. #8450 # SK *-96-102162
. COOK COUNTY RECORDER

ORDINANCE NO. 0-9-96

**AN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT
OF THE COST OF CERTAIN IMPROVEMENTS
CRESCENTWOOD SUBDIVISION -
ROAD IMPROVEMENTS AND WATERMAIN S ALONG MIDDLETON AVE.
ROAD IMPROVEMENTS AND WATERMAIN AND SANITARY SEWER
ALONG WILSON STREET**

02-16-406-005
02-16-411-001
02-16-411-004
02-16-412-016

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on January 8, 1996



VILLAGE OF PALATINE
200 E. WOOD ST
PALATINE, IL 60067

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ORDINANCE 0-9-96

AN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST OF CERTAIN IMPROVEMENTS

WHEREAS, the Village of Palatine has agreed to permit Blue Jay Building Corp.,
145 S. Lively Blvd., Elk Grove Village, Illinois (hereinafter referred to as "the
Developers"), developers of the following described property, to-wit:

*Crescentwood Subdivision, a resubdivision of Lots 1,3,4 in Block 7 and Lots
6,7, 8 and 10 in Block 8, in Arthur T. McIntosh and Company's Chicago
Avenue Farms in the Southeast 1/4 of Section 16, Township 42 North, Range
N, East of the Third Principal Meridian recorded April 20, 1992 as Document
#91255438 in Cook County, Illinois.*

(hereinafter referred to as the "Premises") to connect the said Premises to the
Village's municipal water main and sewer lines on the terms and conditions of a
certain Annexation Agreement, dated August 28, 1989, pursuant to which the
Developers will construct the following improvements; Road improvements and
watermains along Middleton Avenue. Road improvements and watermain and
sanitary sewer along Wilson Street; and

WHEREAS, said improvements, will benefit properties other than the Premises;
and

WHEREAS, the Village of Palatine has determined to recover from other
property owners benefiting by the said improvements a pro-rata share of the cost of
said improvements:

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NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Palatine, County of Cook, Illinois acting in the exercise of their home rule power:

SECTION 1: For the purposes of this ordinance, "Non-Contributing Owner" shall mean any person or persons who paid no part of the construction cost of the said improvements to be installed by the Developer and whose property benefits therefrom, including subsequent purchasers of such property with prior notice of this Ordinance.

SECTION 2: Attached hereto and made a part of this Ordinance are:

- (a) Satisfactory evidence of the nature, extent and location of said improvements, labeled as Exhibit A.
- (b) Total cost and apportionment of improvements labeled as Exhibit B.
- (c) The legal description of the service area that will benefit from said improvement labeled as Exhibit C.

SECTION 3: Whenever any NON-CONTRIBUTING OWNER applies to the Village for the right to tap into or make connection with said improvements, the Village Director of Community Development shall certify to such applicant the amount due from him under this Ordinance. Said amount shall be determined by adding to the cost apportionment for the appropriate parcel, computed pursuant to Section 3, Paragraph (c) above, an inflation increment computed at the rate of six percent (6%)

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per annum of said apportionment cost, from the date of passage of this Ordinance. The amount so certified shall be collected from applicant before issuing any permit to tap into or make connection therewith. The amount so collected shall be remitted by the Village to the developer, less three percent (3%) thereof to cover processing and administrative costs. The amounts to be collected from NON-contributing owners under this paragraph shall be in addition to and exclusive of fees required and fixed by any other ordinance for inspection of, or permit for, connections with or taps into sewer lines.

SECTION 4: This ordinance shall be effective upon its passage and approval according to law and shall expire twenty (20) years from the date of passage.

SECTION 5: The Village Clerk of the Village of Palatine hereby is authorized and directed to file with the Recorder of Deeds of Cook County, Illinois, a certified copy of this Ordinance.

PASSED: This 8 day of January, 1996.

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 8 day of January, 1996.


President of the Village of Palatine

ATTESTED and filed in the Office of the Village Clerk this 8 day of January, 1996.


Village Clerk

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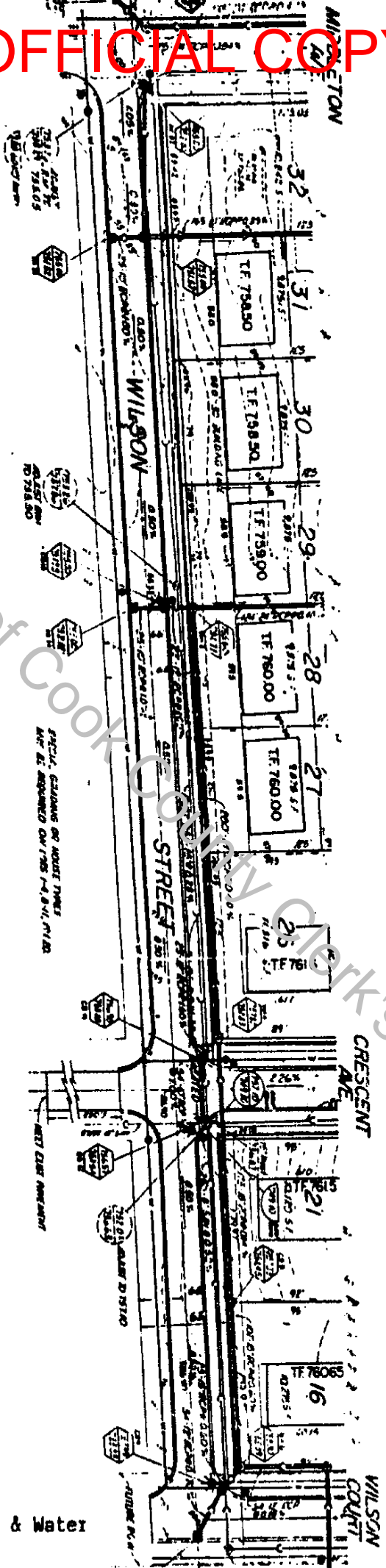


EXHIBIT A
CRESCENTWOOD - Sanitary & Water

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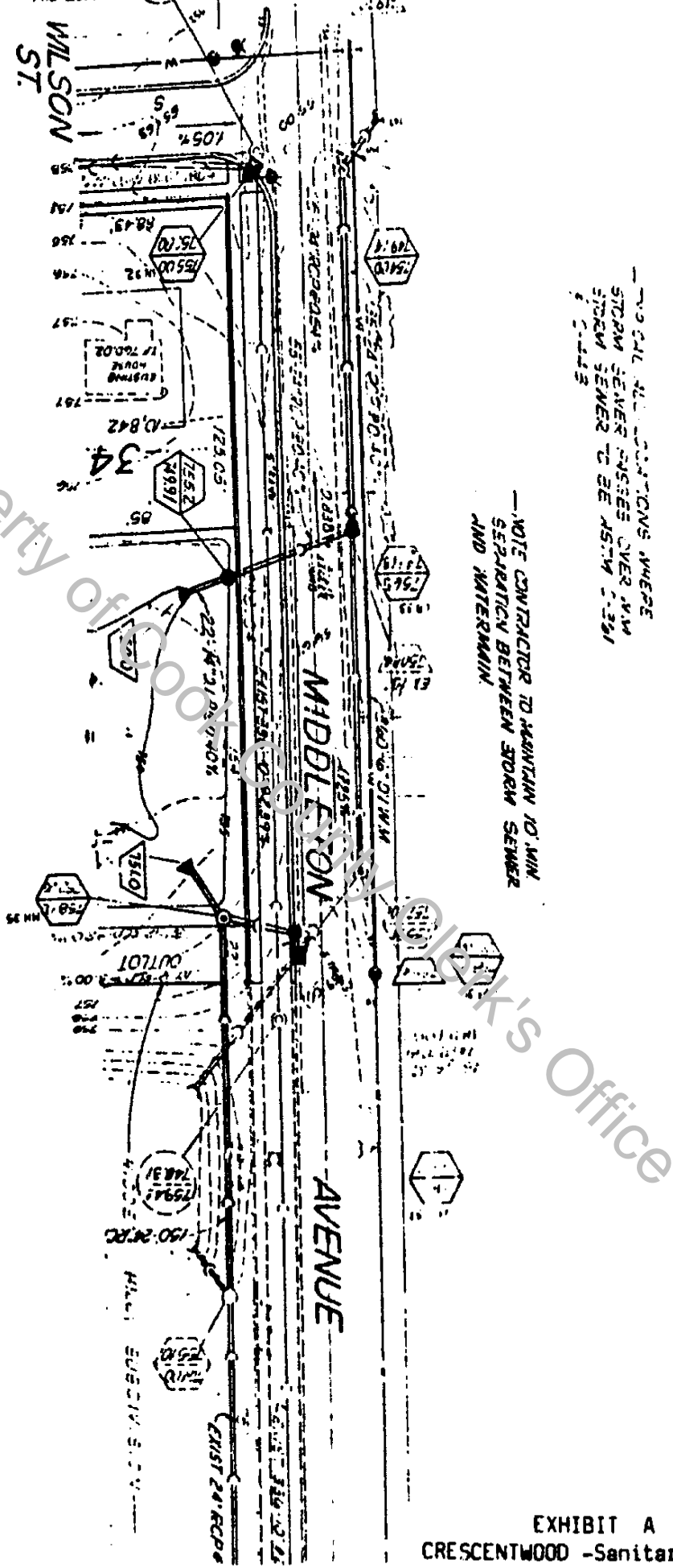
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11/12/20

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PLANS



NO GULF ALLOCATIONS WHERE
STORM SEWER PASSES OVER W.W.
STORM SEWER TO BE 15' MIN
SEPARATION

NOTE CONTRACTOR TO MAINTAIN 10' MIN
SEPARATION BETWEEN STORM SEWER
AND WATERMAIN

Property of **WOODRICK'S Office**

36162162

EXHIBIT A
CRESCENTWOOD -Sanitary & Water

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EXHIBIT B

CRESCENTWOOD

SANITARY SEWER - WILSON

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
Drop Connection to Existing Structure	1 ea.	\$1600.00	\$1600.00
Standard Manhole	1 ea.	\$1101.00	\$1101.00
8" Sanitary Sewer	280 L.F.	\$21.50	\$6020.00
Trench Backfill	40L.F.	\$25.00	\$1000.00
T.V. Inspection	280L.F.	\$0.50	\$140.00
Design Engineering	3% const.		\$295.83
Consulting Engineering	3% const.		\$295.83
TOTAL			\$10452.76

Frontage of Property benefiting 556.89 L.F.
Apportionment: - \$10,452.76/556.89L.F. = \$18.76/L.F.

WATERMAIN ON MIDDLETON AVENUE

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
6" Gate Valve & Vault	1 ea.	\$1250.00	\$1250.00
6" DIP Watermain	360 L.F.	\$18.00	\$6480.00
Connection to Existing Main	1 ea.	\$1600.00	\$1600.00
Design Engineering	3% const.		\$279.90
Construction Engineering	3% const.		\$279.90
TOTAL			\$9887.80

Frontage of Property benefiting 658.04 L.F.
Apportionment - \$9889.80/658.04 L.F. = \$15.02/L.F.

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EXHIBIT B

Crescentwood Subdivision

Watermain on Wilson Street

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
6" Gate Valve and Vault	2 ea.	\$1250.00	\$2500.00
Fire hydrants	2 ea.	\$1300.00	\$2600.00
6" DIP Watermain	950 L.F.	\$18.00	\$17100.00
Trench Backfill	80 L.F.	\$11.00	\$880.00
Design Engineering	3% constr.		\$692.40
Construction Engineering	3% constr.		\$692.40
TOTAL			\$24454.80

Frontage of Property Benefiting - 1830.95 L.F.

Apportionment - $\$24,454.80 / 1830.95 \text{L.F.} = \$13.35/\text{L.F.}$

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Property of Cook County Clerk's Office

Page 1 of 1

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EXHIBIT B

Crescentwood Subdivision

ROADWAY IMPROVEMENTS ON WILSON STREET

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
Type A Concrete Curb & Gutter	2136 L.F.	\$7.10	\$15165.60
6" Base Coarse	2966 S.Y.	\$10.00	\$29660.00
6" Binder Coarse	2966 S.Y.	\$2.75	\$8156.50
1' Surface Coarse	2966 S.Y.	\$2.50	\$7415.00
Inlet	5 ea.	\$600.00	\$3000.00
Catchbasin	1 ea.	\$875.00	\$3500.00
12" diameter Stormsewer	113 L.F.	\$13.00	\$1534.00
Trench Backfill	118 L.F.	\$10.00	\$1180.00
Streetlight	3 ea.	\$2544.27	\$7632.81
Restoration along Southside			\$1800.00
Topsoil Stripping	2966 S.Y.	\$1.25	\$3707.50
SUB-TOTAL			\$82751.41
Design Engineering	3% constr.		\$2482.54
Construction Engineering	3% constr.		\$2482.54
TOTAL			\$87716.49

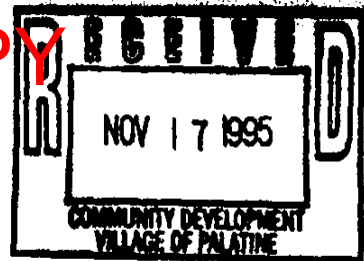
Frontage of Property benefiting - 1948.95 L.F.
Apportionment - $\$87716.49 / 1948.95 \text{ L.F.} = \$45.00 / \text{L.F.}$

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11-11-11

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Blue Jay Building Corporation
145 S. Lively Blvd
Elk Grove Village, IL 60007

Office: 708-437-8855

FAX: 708-228-5003

November 17, 1995

Mr. Michael Donecki P.E.
VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067

RE: Recapture amount for Crescentwood Subdivision

Dear Mr. Donecki:

Enclosed are copies of the original contracts from the companies we contracted for the improvements on the South side of Wilson street East of Crescent Ave in the Crescentwood Subdivision. All invoices are paid in full regarding the recapture amount we submitted to you on 10/12/1995. If you have any questions please call.

Thank You,


Michael Losocco

EXHIBIT 8
CRESCENTWOOD - Sanitary,
Water Roadway Imprv.
4 of 12

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12/20/2018

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Associates

1345 WILEY ROAD, SUITE 110, SCHAUMBURG, ILLINOIS 60173
708-310-9400 FAX 708-310-0087

November 13, 1995

N-989

Mr. Michael Danecki, P.E.
VILLAGE OF PALATINE
200 East Wood Street
Palatine, IL 60067

Re: Crescentwood Subdivision
Palatine, Illinois

Dear Mr. Danecki:

On behalf of Mr. Michael Losacco, please be advised that our fee arrangement with him was for 6% of construction cost of the project. 3% fee was for engineering drawings and 3% fee for construction stakeout. All invoices are paid in full and we have no outstanding time charged against the project.

Very truly yours,
JAS ASSOCIATES

Roger L. Leistico
Project Manager

RLL/jf

cc: Mr. Michael Losacco

EXHIBIT B
Crescentwood - Sanitary
Water, Roadway Imprv.

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Property of Cook County Clerk's Office

INVOICE

ALDRIDGE ELECTRIC, INC

P.O. Box 369
28572 North Bradley Road
Libertyville, Illinois 60048-0369
Telephone: (708) 680-5200
FAX: (708) 680-5298

680 0043 Cole

06095 BLUE JAY BUILDING CORP.

145 SOUTH LIMEY BLVD.

ELK GROVE VILLAGE IL 60807-

JOB NUMBER 33439
SUS CONTRACT NUMBER 00001
DATE PERFORMED 3/22/94
DATE 4/22/94
INVOICE NUMBER 10315

ITEM NO.	DESCRIPTION	CONTRACT TOTAL	PREVIOUS BILLINGS	CURRENT BILLINGS / STORED	BILLED & STORED TO DATE	BALANCE TO FINISH	CURRENT RETAIN-ACE
001	CONTRACT	17,443.91	17,443.91	.00	17,443.91	.00	.00
002	ENTRUS EWC 13369	350.00	.00	350.00	350.00	.00	.00

CRESCENTWOOD SUB-DIVISION 17809.91
PALATINE LOT 13 & 14
75/100/15 = 2844.27

REMOVAL OF DIRT
EXTRA AT CRESCENTWOOD SUBDIVISION

TAXES
INVOICE TOTAL

EXHIBIT B
CRESCENTWOOD - Sanitary.
Water, Roadway Imprv.

Plat Engen Federal June 21 1994 660.64.91
Plat Bldg. B. By City of N 22 31 Oct 3 1994 51745.00

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Property of Cook County Clerk's Office

11/11/2011

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Robert L. Hummel Construction Co., Inc.

601 East Burnett Road • Island Lake, Illinois 60042
708-487-1300 Fax: 487-1322

November 13, 1995

Village of Palatine
Mike Danecki
200 E. Wood St.
Palatine, IL 60067

Dear Mike,

The attached contract is a copy of original contract between Blue Jay Building Corp. and R.L. Hummel Constr. Co., Inc.

Hummel Constr. Co., Inc. has been paid in full for all the completed items of this contract at the unit prices shown.

Sincerely,



Robert L. Hummel

Clerk's Office

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EXHIBIT 8
CRESCENTWOOD - Sanitary
Water, Roadway Imprv.
7 of 12

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WHELAN'S NURSERY, INC.
410 Grego Court
PROSPECT HEIGHTS, ILLINOIS 60070

INVOICE

(708) 259-8611

TO

Blue Jay Building Corporation
145 South Lively Blvd
Elk Grove Village, Il. 60007

DATE	November 1, 1994
CUSTOMER ORDER NO.	
SALESPERSON	IMPROVEMENTS
VA	

TERMS:

	PRICE	AMOUNT
Restoration on South Side of Wilson Avenue from Middleton Avenue to Crescent Avenue		\$ 1,000.00
Restoration on South Side of Wilson Avenue from Crescent Avenue to Wilson Court		\$ 800.00
<i>8304</i>	Total Due	\$ 1,800.00
<i>11-9-94</i>		

ORIGINAL

Thank You!

EXHIBIT B
CRESCENTWOOD - Sanitary,
Water, Roadway Imprv.

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Property of Cook County Clerk's Office

2025-01-20 10:00 AM

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Robert L. Hummel Construction Co., Inc.

601 East Burnett Road • Island Lake, Illinois 60042 • Phone: 708-487-1300 • Fax: 708-487-1322

To: Blue Jay Building Corp.
145-A S. Lively Blvd.
Elk Grove Village, IL 60007

Date 2/03/95

Page 1 of 4

Proposal: Crescentwood Subdivision, Delatine, IL

Quantity	Item	Unit Price	Amount
SANITARY SEWER SYSTEM			
1410	1F 8" ABS truss pipe	21.50	\$ 30,315.00
5	ea Standard manhole	1,101.00	5,525.00
3	ea Manhole adjustments	300.00	900.00
20	ea Near side serv., 6" P.V.C. & plug	300.00	6,000.00
9	ea Far side serv., 6" P.V.C. plus trench backfill	950.00	8,550.00
2	ea Drop connection to existing structure	1,600.00	3,200.00
70	sy Pavement removal & replacement	60.00	4,200.00
176	1F Trench backfill	25.00	4,400.00
50	1F Curb removal & replacement	30.00	1,500.00
1410	1F T.V. inspection & video tapes	.50	705.00
TOTAL SANITARY SEWER SYSTEM			\$ 65,295.00
WATER DISTRIBUTION SYSTEM			
2910	1F 6" D.I.P., CI-52, Corrent lined	18.00	\$ 52,560.00
7	ea 6" Gate valve & 48" dia. vault	1,250.00	8,750.00
7	ea Fire hydrant w/auxiliary valve	1,300.00	9,100.00
3	ea Fire hydrant relocations	400.00	1,200.00
16	ea Near side service	180.00	2,880.00
2	ea Connection to existing	1,600.00	3,200.00
415	1F Trench backfill	11.00	4,565.00
16	ea Far side service, including trench backfill	800.00	12,800.00
TOTAL WATER DISTRIBUTION SYSTEM			\$ 95,055.00

THIS CONTRACT SUBJECT TO ALL TERMS AND CONDITIONS ON REVERSE SIDE

EXHIBIT B
CRESCENTWOOD - Sanitary
Water, Roadway Imprv.

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Robert L. Rummel Construction Co., Inc.

601 East Burnett Road • Island Lake, Illinois 60017 • Phone: 708-487-1100 • Fax: 708-487-1122

To: Blue Jay Building Corp.
 145-A S. Lively Blvd.
 Elk Grove Village, IL 60007

Date 2/03/93

Page 2 of 4

Proposal: Crescentwood Subdivision, Palatine, IL

Quantity	Item	STORM SEWER SYSTEM	Unit Price	Amount
944	lf	10" dia R.C.P.	12.00	\$ 11,328.00
897	lf	12" dia R.C.P.	13.00	10,881.00
217	lf	15" dia R.C.P.	15.00	3,255.00
173	lf	18" dia R.C.P.	18.00	3,114.00
280	lf	21" dia R.C.P.	21.00	5,880.00
423	lf	24" dia R.C.P.	24.00	10,152.00
8	ea	24" dia standard later	600.00	4,800.00
16	ea	48" dia catch basin, Type A	875.00	14,000.00
9	ea	48" dia manhole	1,000.00	9,000.00
1	ea	10" Flared end section	300.00	300.00
2	ea	15" flared end section	320.00	640.00
2	ea	24" flared end section	400.00	800.00
85	lf	Storm sewer removal	10.00	850.00
377	lf	Trench backfill	10.00	3,770.00
3350	sf	Sod detention basin	2.50	8,375.00
TOTAL STORM SEWER SYSTEM				\$ 87,145.00

THIS CONTRACT SUBJECT TO ALL TERMS AND CONDITIONS ON REVERSE SIDE

EXHIBIT B
 CRESCENTWOOD - Sanitary,
 Water, Roadway Imprv.

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Robert L. Hummel Construction Co., Inc.

601 East Bennett Road • Island Lake, Illinois 60012 • Phone: 708-487-1300 • Fax: 708-487-1422

To: Blue Jay Building Corp.
145-A S. Lively Blvd.
Elk Grove Village, IL 60007

Date 2/03/93

Page 3 of 3

Proposal: Crescentwood Subdivision, Palatine, IL

Quantity	Item	STREET PAVING	Unit Price	Amount
6400	sy	Bit. Conc. surface course, 1" (incomplete)	2.50	\$ 16,000.00
6400	sy	Bit. conc. binder course, 1 1/2"	2.75	17,600.00
6400	sy	Bit. conc. base course, 6"	10.00	64,000.00
4735	lf	Conc. curb & gutter, type A	7.10	33,618.50
5	ea	Street sign	200.00	1,000.00
165	lf	B-6.12 barrier curb	14.00	2,310.00
720	sy	Bit. surface overlay course, 1 1/2"	3.30	2,376.00
TOTAL STREET PAVING				\$ 136,904.50

THIS CONTRACT SUBJECT TO ALL TERMS AND CONDITIONS ON REVERSE SIDE

EXHIBIT B
CRESCENTWOOD - Sanitary,
Water, Roadway Imprv.

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Robert L. Hummel Construction Co., Inc.

601 East Burnett Road • Island Lake, Illinois 60042 • Phone: 708-487-1100 • Fax: 708-487-1222

To: Blue Jay Building Corp.
 145-A S. Lively Blwl.
 Elk Grove Village, IL 60007

Date 2/03/93
 Page 4 of 4

Proposal: Crescentwood Subdivision, Palatine, IL

Quantity	Item	Unit Price	Amount
EXCAVATION WITHIN R.O.W.			
Lump Sum	Tree removal	6,000.00	\$ 6,000.00
2436	cy Topsoil stripping	1.25	3,045.00
1503	cy Clay cut for road & R.O.W.	2.25	3,381.75
17505	cy Clay compacted in place	1.25	21,881.25
17505	cy Load & haul clay from Rt. 12 & 83	5.95	104,154.75
Lump Sum	Soil erosion control	2,000.00	2,000.00
			\$140,462.75
EXCAVATION FOR RETENTION FORD			
Lump Sum	Tree removal	4,000.00	\$ 4,000.00
3555	sy Topsoil stripping & stockpile	1.25	4,443.75
12000	cy Clay excavation (stays on site)	2.25	27,000.00
Lump Sum	Soil erosion control	2,000.00	2,000.00
5000	sy topsoil in place	2.25	11,250.00
			\$ 48,693.00
TOTAL			\$573,555.25

Accepted: _____
 By: Orville Gamm
 Title: President
 Date: 2/3/93

Robert L. Hummel Construction Co., Inc.
 By: Robert L. Hummel
 Title: Pres.
 Date: 2/3/93

THIS CONTRACT IS SUBJECT TO ALL TERMS AND CONDITIONS ON REVERSE SIDE

EXHIBIT B
 CRESCENTWOOD - Sanitary,
 Water, Roadway Imprv.

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EXHIBIT C

CRESCENTWOOD SUBDIVISION

BENEFITING - CONTRIBUTING

1. Crescentwood Subdivision a resubdivision of Lots 1,3,4 in Block 7 and Lots 6, 7, 8 and 10 in Block 8 in Arthur T. McIntosh and Company's Chicago Avenue Farms in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 20, 1992 as Document #91255438 in Cook County, Illinois.

Lineal Frontage along Middleton Avenue - 360 L.F.

Lineal Frontage along Wilson Street - 1068 L.F.

Amount Benefiting from Watermain along Middleton Ave. - 360LF X \$15.02/LF = \$5407.20

Amount benefiting Watermain along Wilson - 950LF X \$13.35/LF - \$12,682.50

Amount Benefiting Sanitary Sewer along Wilson- 280LF X 18.76/LF = \$5252.80

Amount Benefiting Street Imp. along Wilson St. - 1068 X \$45.00 = \$48,060.00

BENEFITING - NON CONTRIBUTING

1. **02-16-406-005**
Lot 4 in Block 6 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Middleton - 298.04 L.F.

Amount of Recapture for Watermain - 298.04 L.F. X \$15.02/L.F. = \$4476.56

2. **02-16-412-016**
Lot 13 in Block 9 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 276.89 L.F.

Amount of Recapture for Street Imprv. - 276.89 LF X \$45.00/LF = \$12460.05

Amount of Recapture of Watermain Imprv. - 276.89LF X \$13.35/LF = \$3698.48

Amount of Recapture for Sanitary Sewer Impr. - 276.89LF X \$18.76/LF = \$5194.45

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EXHIBIT C

(CRESCENTWOOD)

BENEFITING - NON CONTRIBUTING (cont)

3. **02-16-411-004**

Lot 7 in Block 10 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 302.03 L.F.

Amount of Recapture for Street Imprv. - 302.03 LF X \$45.00/LF = \$13591.35

Amount of Recapture of Watermain Imprv. - 302.03 L.F X \$13.35/LF = \$4032.10

4. **02-16-411-001**

Lot 12 in Block 10 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 302.03 L.F.

Amount of Recapture for Street Imprv. - 302.03 LF X \$45.00/LF = \$13591.35

Amount of Recapture of Watermain Imprv. - 302.03 LF X \$13.35/LF = \$4032.10

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of a ordinance passed and adopted by the Board of Trustees of the Village of Palatine as a Regular meeting held on the 6 day of JANUARY, 1996, and that said ordinance was deposited and filed in the office of the Village Clerk on the 8 day of JANUARY, 1996.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Board of Trustees on the motion to adopt said ordinance was as follows:

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 5th day of February, 1996.

(S E A L)



Margaret R. Duer
Palatine Village Clerk

96102162

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Property of Cook County Clerk's Office