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1998-06-17 15:44:45
Cook County Recorder 31.00

AFFIDAVIT OF LOST LETTER OF MAP REVISION

A LETTER OF MAP REVISION WAS ISSUED ON DECEMBER 15, 1994 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY RELATING TO PREMISES LEGALLY DESCRIBED AS FOLLOWS:

TO INCLUDE THE LAND DESCRIBED AS FOLLOWS:

For Recorder's Use Only

TINLEY DOWNE ESTATES, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 9, 1987 AS DOCUMENT 87551303, IN COOK COUNTY, ILLINOIS.

AND ALSO

TINLEY DOWNES ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 1, 1993 AS DOCUMENT 93505102 AND CERTIFICATE OF CORRECTION RECORDED JULY 26, 1993 AS DOCUMENT 93576932, IN COOK COUNTY, ILLINOIS.

AND ALSO

TINLEY DOWNES SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 20, 1994 AS DOCUMENT 94064433, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: S/E/C 80TH AVENUE AND 171ST STREET, TINLEY PARK, IL 60477

PERMANENT INDEX NUMBERS. 27-25-316-001 THROUGH 27-25-316-013;
27-25-314-014 THROUGH 27-25-314-016;
27-35-314-018 THROUGH 27-25-314-025;
27-25-314-027 THROUGH 27-35-314-029; AND
27-25-313-008 THROUGH 27-35-313-013.

THE LETTER OF MAP REVISION WAS SENT TO MR. EDWARD J. ZABROCKI, PRESIDENT OF THE VILLAGE OF TINLEY PARK, ILLINOIS AND WAS RECEIVED ON OR ABOUT DECEMBER 19, 1994, SAID LETTER OF MAP REVISION WAS SUBSEQUENTLY, LOST, MISPLACED OR DESTROYED. ATTACHED HERETO AS EXHIBIT "A" IS A COPY OF SAID ORIGINAL LETTER OF MAP REVISION.

FURTHER AFFIANT SAYETH NOT.

Dean Kalamatianos

Dean Kalamatianos, Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF June, 1998

Shirley Polinski

NOTARY PUBLIC



MAIL TO: DEAN KALAMATIANOS
2824 W. DIVERSEY AVE.
CHICAGO, IL 60647

Cook County Clerk's Office



UNOFFICIAL COPY
Federal Emergency Management Agency

Washington, D.C. 20472

RECEIVED

DEC 15 1994

DEC 16 1994

Mr. Edward J. Zabrocki
President of the Village of Tinley
Park
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

IN REPLY REFER TO:
Case No.: 93-05-182A Christopher B. Burke Engineering Ltd.
Community: Village of Tinley Park,
Illinois
Community No.: 170169
Map Panels Affected: Unincorporated Areas
of Cook County,
Illinois, Panel
0215 B and Village
of Tinley Park,
Illinois, Panel
0035 E

T-218-65-C

Dear Mr. Zabrocki:

This is in reference to a letter dated September 30, 1994, from Mr. Donald R. Dressel, P.E., of Christopher B. Burke Engineering, Ltd., requesting that the Federal Emergency Management Agency (FEMA) determine whether the property listed below is located within a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood. This property has been elevated by the placement of fill. Although a portion of this property is shown on the National Flood Insurance Program (NFIP) map for the Unincorporated Areas of Cook County, it has been annexed by the Village of Tinley Park.

Property Description: A subdivision of part of the SW 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, recorded as Document No. 93505102 (Tinley Downes Addition) and Document No. 94064433 (Tinley Downes Second Addition) in the Office of the Recorder, Cook County, Illinois

Street Address: The Intersection of 89th Avenue and 171st Street

Community: Village of Tinley Park

State: Illinois

All fees necessary to process this Letter of Map Revision (LOMR) (a total of \$225) have been received.

On October 28, 1994, we received all of the information necessary to process this request. After comparing this information with portions of the NFIP maps for the Unincorporated Areas of Cook County, Illinois and the Village of Tinley Park, Illinois, we have determined that based on existing natural ground elevations prior to the placement of fill, Lots 17-19, in Tinley Downes Second Addition, and Lots 20-23, and 25-27, in Tinley Downes Addition would be partially inundated by the 100-year flood, although they are shown outside the SFHA on the NFIP map. Further, we have determined that as a result of fill placement, Lots 17-19 (except the south 19 feet thereof) in Tinley Downes Second Addition, Lots 20-23 (except the south 15 feet thereof) in Tinley Downes Addition, Lots 25 and 26 (except the east 10 feet thereof) in Tinley Downes Addition, Lot 27 (except the east 15 feet thereof and except the south 15 feet of the west 55 feet of the east 70 feet thereof) in Tinley Downes Addition would not be inundated by the 100-year flood and are correctly shown outside the SFHA on the current NFIP map. In addition, Lots 4-16, 24, and 28-33, in Tinley Downes Addition would not be inundated by the 100-year flood and are correctly shown outside the SFHA on the current NFIP map. The affected portions of the property are located in Zone C, where flood insurance is available at low rates.

It should be noted that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP map. Also, this determination is based on the flood data presently available. However we are currently revising the NFIP maps for Cook County, Illinois and Incorporated Areas. New flood data could be generated that may affect this property. When the new NFIP maps are issued, they will supersede this letter. The Federal requirement for purchasing flood insurance will then be based on the newly-issued NFIP maps.

If a flood insurance policy has been issued under the NFIP covering a building on the aforementioned property and that policy was required by the mortgage company in conjunction with Federal flood insurance requirements, then flood insurance coverage is no longer required under those Federal requirements.

Accordingly, if a lender imposed the flood insurance requirement, that lender will have to determine whether or not to continue that requirement. The lender may determine, as a business decision, that it wishes to continue the flood insurance requirement in order to protect its collateral security on the loan.

If the lender decides to release the borrower from the flood insurance requirement, and the insured decides to cancel the policy and seek a refund, the insured must obtain a written waiver of the flood insurance requirement from the lender to provide to their property insurance agent or company that is servicing their policy. The agent or company will then process the refund request for the insured.

Even though the property is not located in an SFHA, as mentioned above, it could be flooded by a flooding event of greater magnitude than a 100-year flood. In fact, more than twenty-five percent of all losses in the NFIP occur to buildings located outside the SFHA in Zone B, C, or X. More than one fourth of all policies purchased under the NFIP protect buildings located in these zones. That risk is just not as great as the flood risk to buildings located in SFHAs. In order to offer flood insurance protection to owners of such buildings, the NFIP offers two types of flood insurance policies: the Standard Policy and the Preferred Risk Policy (PRP). The PRP is available at low cost for buildings located outside the SFHA with little or no loss history. Information about the PRP and how one can apply is enclosed. The Standard Policy is available for all other buildings. Individual flood risk situations and insurance needs should be discussed with an insurance agent or company before making a final decision regarding flood insurance coverage.

To ensure continued eligibility to participate in the NFIP, your community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, for your community, including the revision made effective by this letter. This response to the request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of Illinois or your community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

This revision has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

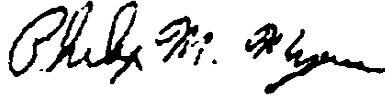
This revision is effective as of the date of this letter. However, a request for reconsideration may be made within 30 days. Any requests for reconsideration must be based on scientific or technical data.

A copy of this LCMR is being forwarded to your community's official NFIP map repository where, in accordance with regulations adopted by your community, it should be attached to the community's official record copy of the NFIP map, which is available for public inspection.

This LCMR will not be printed and distributed at this time to primary map users such as local insurance agents and mortgage lenders; therefore, the community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LCMR widely throughout the community in order that interested persons such as property owners, insurance agents and mortgage lenders may benefit from this information. We also encourage you to consider preparing an article for publication in the community's local newspaper that would describe the changes that have been made and the assistance the community will provide in serving as a clearinghouse for these data and interpreting NFIP maps.

If you have any questions or if we can be of further assistance, please contact Helen Cohn at (202) 646-3457, or by facsimile at (202) 646-4596.

Sincerely,



for Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: Mr. Donald B. Dressel, P.E.
State Coordinator
Community Map Repository
Cook County
Village of Tinley Park
LONC Coordinator

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