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Cook County Recorder 35.00



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE VILLAGE OF)
TINLEY PARK, COOK COUNTY, ILLINOIS)
SPECIAL ASSESSMENT FOR THE)
INSTALLATION OF SANITARY SEWERS,)
WATERMAINS, STORM SEWERS AND)
RIGHT-OF-WAY IMPROVEMENTS IN)
REGARD TO THE TOWN POINTE)
DEVELOPMENT, IN THE VILLAGE OF)
TINLEY PARK)

VILLAGE OF TINLEY PARK
SPECIAL ASSESSMENT
NO. 98-1

CERTIFIED COPY OF ASSESSMENT ROLL AND REPORT

Prepared by:
Thomas P. Bayer, Esq.
Klein, Thorpe and Jenkins, Ltd.
Attorney for the Petitioner
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
(312) 984-6400
Attorney Number 90446

BOX 324

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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FILED
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CIRCUIT COURT OF COOK
COUNTY, ILLINOIS
COUNTY DIVISION
AURELIA PUCINSKI
CLERK

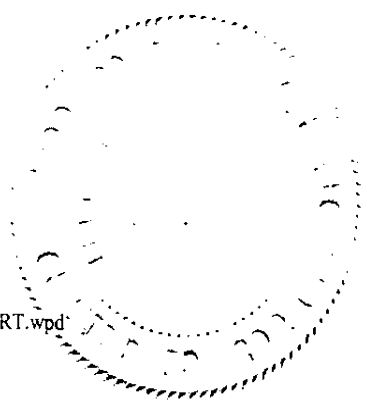
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE VILLAGE OF)
TINLEY PARK, COOK AND WILL COUNTIES,) VILLAGE OF TINLEY PARK
ILLINOIS, SPECIAL ASSESSMENT FOR THE) SPECIAL ASSESSMENT
INSTALLATION OF SANITARY SEWERS,) NO. 98-1
WATERMANS, STORM SEWERS, AND RIGHT-)
OF-WAY IMPROVEMENTS IN REGARD TO THE)
TOWN POINTE DEVELOPMENT, IN THE)
VILLAGE OF TINLEY PARK.)

ASSESSMENT ROLL AND REPORT

Report and Assessment Roll made by the Commissioner appointed by the President of the Board of Local Improvements of the Village of Tinley Park to make a true and impartial assessment of the cost of the installation of sanitary sewers, watermains, storm sewers and right-of-way improvements in regard to the Town Pointe Development, in accordance with the Ordinance, Recommendation and Estimate of the Board of Local Improvements and passed by the President and Board of Trustees of said Village on January 19, 1999, showing a list of all the lots, blocks, tracts and parcels of land assessed for the proposed improvements; the amount assessed against each; the name of the person who paid the taxes on each such parcel during the last preceding calendar year in which taxes were paid, and the residence of the person so paying the taxes on each parcel, so far as the same can be found after diligent inquiry, the amount found by said Commissioner as public benefit and assessed to the municipality aforesaid; and the amount of each installment of said assessment.

Thomas P. Bayer
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
(312) 984-6400
Attorney Number 90446



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VILLAGE OF TINLEY PARK
SPECIAL ASSESSMENT NO. 98-1
REPORT AND ASSESSMENT ROLL

SHEET NO. 1

Improvement: Sanitary Sewers, Watermains, Storm Sewers and Right-of-Way Improvements in Regard to the Town Pointe Development

Legal Description: The West 1/2 of the Southwest 1/4 of Section 35, Township 36 North, Range 12, East of the Third Principal Meridian, (except that part taken for roadway purposes), Cook County, Illinois

P.I.N.: 17-35-300-001

Name and Address of Person Who Paid the Taxes During the Last Preceding Calendar Year in Which Taxes Were Paid:

Hartz Construction Co. or Current Owner
8995 West 95th Street
Palos Hills, Illinois 60465-5030

	<u>Assessment Installments</u>	<u>Due Date</u>
1.	\$ 0.00 (interest only)	January 2, 2000
2.	\$ 0.00 (interest only)	January 2, 2001
3.	\$ 0.00 (interest only)	January 2, 2002
4.	\$ 0.00 (interest only)	January 2, 2003
5.	\$ 0.00 (interest only)	January 2, 2004
6.	\$ 0.00 (interest only)	January 2, 2005
7.	\$ 0.00 (interest only)	January 2, 2006
8.	\$3,278,541.01 (plus interest)	January 2, 2007
	<u>\$3,278,541.01</u> (plus interest) TOTAL ASSESSMENT	

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VILLAGE OF TINLEY PARK
SPECIAL ASSESSMENT NO. 98-1
REPORT AND ASSESSMENT ROLL

SHEET NO. 2

Improvement: Sanitary Sewers, Watermains, Storm Sewers and Right-of-Way Improvements in Regard to the Town Pointe Development

Legal Description: The East 1/2 of the Southwest 1/4 of Section 35, Township 36 North, Range 12, East of the Third Principal Meridian, (except that part taken for roadway purposes and except that part lying Southeast of the Northwest right-of-way line of the C.R.I. & P. Railroad), Cook County, Illinois.

P.I.N.: 27-35-301-002

Name and Address of Person Who Paid the Taxes During the Last Preceding Calendar Year in Which Taxes Were Paid:

Hartz Construction Co. or Current Owner
8995 West 95th Street
Palos Hills, Illinois 60465-5030

	<u>Assessment Installments</u>	<u>Due Date</u>
1.	\$ 0.00 (interest only)	January 2, 2000
2.	\$ 0.00 (interest only)	January 2, 2001
3.	\$ 0.00 (interest only)	January 2, 2002
4.	\$ 0.00 (interest only)	January 2, 2003
5.	\$ 0.00 (interest only)	January 2, 2004
6.	\$ 0.00 (interest only)	January 2, 2005
7.	\$ 0.00 (interest only)	January 2, 2006
8.	\$3,278,541.01 (plus interest)	January 2, 2007
	<u>\$3,278,541.01</u> (plus interest) TOTAL ASSESSMENT	

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VILLAGE OF TINLEY PARK
SPECIAL ASSESSMENT NO. 98-1
REPORT AND ASSESSMENT ROLL

SHEET NO. 3

Improvement: Sanitary Sewers, Watermains, Storm Sewers and Right-of-Way Improvements in Regard to the Town Pointe Development

<u>Assessment Installments – Grand Totals</u>		<u>Due Date</u>
1.	\$ 0.00 (interest only)	January 2, 2000
2.	\$ 0.00 (interest only)	January 2, 2001
3.	\$ 0.00 (interest only)	January 2, 2002
4.	\$ 0.00 (interest only)	January 2, 2003
5.	\$ 0.00 (interest only)	January 2, 2004
6.	\$ 0.00 (interest only)	January 2, 2005
7.	\$ 0.00 (interest only)	January 2, 2006
8.	\$6,557,082.02 (plus interest)	January 2, 2007
	<u>\$6,557,082.02</u> (plus interest) TOTAL ASSESSMENT	

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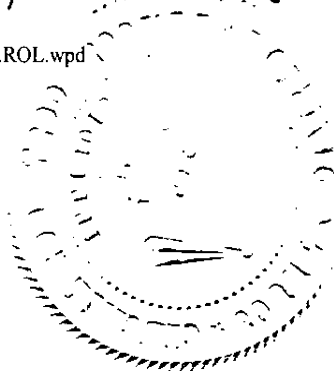
CERTIFICATE TO ROLL

The undersigned Commissioner, duly appointed to make a true and impartial assessment of the cost of an improvement consisting of the excavation for and construction of all infrastructure required for the Town Pointe Development, Single-Family Units I and II, Multi-Family Units I and II and the adjacent street improvements on 179th Street and 88th Avenue; the said improvements including site excavation and grading, construction of a complete sanitary sewerage system, water mains and water distribution system, a complete storm sewer system including storm water detention, a complete system of roads including concrete curb and gutter, aggregate base course and bituminous surface, concrete sidewalk and a complete street lighting system; including all tools, machinery and equipment and all necessary material and labor necessary to complete the improvements and place them in operation; as provided for by a Resolution of the Board of Local Improvements and an Ordinance enacted by the corporate authorities of the municipality, said Ordinance having been passed on the 19th day of January, 1999, does hereby certify:

That he has completed the attached assessment roll showing a list of all the lots, blocks, tracts and parcels of land assessed for the proposed improvement; the amount assessed against each; the name of the person who paid the taxes on each parcel during the preceding year in which taxes were paid as shown upon the books of the County Collector; the residence of the person so paying the taxes where the same could be found; and the assessment having been divided into installments, the amount of each installment is stated.

He further certifies that he estimated what portion of the total cost of such improvement would be of benefit to the public and what portion thereof would be of benefit to the property to be benefitted and apportioned the same between the Village and such property so that each will bear its relative equitable proportion; the amount so estimated and apportioned to the Village as public benefit being the sum of \$0.00, and the amount so estimated and apportioned to the property to be benefitted being the sum of \$6,557,082.02; and having found such amounts the undersigned did apportion and assess the amount so found to be of benefit to the property upon the several lots, blocks, tracts and parcels of land in the proportion in which they will severally be benefitted by such improvement; and that no lot, block, tract or parcel of land has been assessed a greater amount than it will be actually benefitted.


MARVIN MAGER, COMMISSIONER



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT TO ROLL

MARVIN MAGER, being first duly sworn on oath, deposes and says that he has made a true and impartial assessment of the cost of the said improvement upon the property benefitted by such improvement; that he verily believes that the amounts assessed against the public and against each lot, block, tract and parcel of land assessed in the said assessment roll made by him in pursuance thereof, attached hereto, are just and equitable and do not exceed the benefits which will be in each case derived from said improvements; that no lot, block, tract or parcel of land has been assessed more than its proportionate share of the cost of said improvement.

The affiant further states that he made or caused to be made a diligent search of the records maintained by the Collector of general taxes in this County showing the persons who paid general taxes during the last preceding year in which taxes were paid on the premises above-described subject to this assessment, and has made a diligent search for the residences of such persons, and the report herewith filed correctly states such persons and residences as so ascertained.

The affiant further states that he has fully complied with all of the requirements as set forth in Section 9-2-47 of the Illinois Municipal Code (65 ILCS 5/9-2-47).

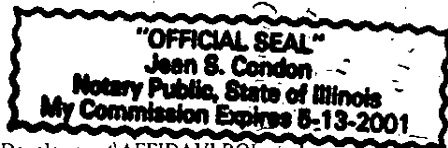
Marvin Mager

MARVIN MAGER, COMMISSIONER

SUBSCRIBED AND SWORN TO BEFORE
me this 20th day of January,
1999.

Jean S. Condon

NOTARY PUBLIC



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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DIVISION

I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH THIS
CERTIFICATION IS AFFIXED IS A TRUE AND CORRECT COPY
OF An Assessment Roll and Report
ENTERED (FILED) APPROVED ON Feb 3rd 1999

February 3rd 1999
Aurelia Piskunski
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS