



City of Chicago



SO2021-4780

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/14/2021

Sponsor(s): King (4)

Type: Ordinance

Title: Vacation of portion(s) of E 30th St, E 29th Pl, E 29th St, S Ellis Ave, E 27th St, S Vernon Ave, E 26th St, and opening of portion(s) of E 29th St, S Lake Park Ave, E 30th St, S Cottage Grove Ave, E 26th St and E 27th St

Committee(s) Assignment: Committee on Transportation and Public Way

**SUBSTITUTE
INTERGOVERNMENTAL ORDINANCE
OPENINGS AND VACATIONS**

WHEREAS, the City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6 (a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, all of the properties bounded by E. 26th Street, S. Lake Park Avenue, E. 31st Street and S. Cottage Grove Avenue ("City Property") are owned by the City of Chicago, an Illinois municipal corporation; and

WHEREAS, the properties at approximately 2629-2841 S. Dr. Martin Luther King Drive, 2901-3035 S. Dr. Martin Luther King Drive, 402-458 E. 31st Street and 443-455 E. 29th Street ("Prairie Shores Property") are owned by Prairie Shores Owner, LLC, a Delaware limited liability company ("Prairie Shores"); and

WHEREAS, prior to the recording of this ordinance, Prairie Shores has agreed to record a quitclaim deed ("Quitclaim Deed") conveying and dedicating its reversionary interests in certain rights of way that lay immediately adjacent to the Prairie Shores Property, to the City of Chicago, to be ultimately assembled and developed; and

WHEREAS, on July 21, 2021, the City Council of the City of Chicago approved an ordinance, as published on pages 32933 to 32992 of the Journal of the Proceedings of the City Council (the "Journal") for such date, authorizing an agreement for a negotiated sale ("Redevelopment Agreement") of portions of the City Property, formerly known as the Michael Reese Hospital campus, to GRIT Chicago LLC, a Delaware limited liability company ("Developer") for the construction of the Bronzeville Lakefront mixed-use development; and

WHEREAS, the Chicago Department of Planning and Development proposes, as set forth in the Redevelopment Agreement, to assemble the adjacent properties, including the portions of the streets herein vacated, and lay out new streets in the area; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation and opening of the public rights of way described in this ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1.

The Vacation of:

E. 30TH STREET - PARCEL 1:

A PART OF E. 30TH STREET RIGHT-OF-WAY AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998, AND SHOWN ON CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET AND THE WEST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE ROAD AS SHOWN ON SAID MYRICK'S SECOND ADDITION; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTHERN EXTENSION OF THE WEST-RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 11.00 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 195.92 FEET TO A POINT ON SOUTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET AND THE NORTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 88 DEGREES 19 MINUTES 21 SECONDS WEST ON THE SOUTH LINE OF SAID E. 30TH STREET AND THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 184.24 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. VERNON STREET DEDICATED BY DOCUMENT NUMBER 17511645 ON APRIL 17, 1959 EXTENDED SOUTHERLY; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE SOUTHERN EXTENSION OF THE EAST LINE OF SAID S. VERNON STREET, A DISTANCE OF 84.71 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET; THENCE SOUTHEASTERLY 29.48 FEET ON THE SAID NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 47 DEGREES 00 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 26.61 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE SAID NORTH RIGHT-OF-WAY LINE OF E. 30TH STREET AND THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 350.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 19,414 SQUARE FEET OR 0.446 ACRES, MORE OR LESS.

E. 29TH PLACE - PARCEL 2:

TOGETHER WITH; THAT PART OF E. 29TH PLACE RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE WEST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE ROAD WAY AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTHERN EXTENSION OF THE WEST-RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 68.69 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE WEST RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 11 PER PLAT OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST ON THE SOUTH RIGHT-OF-WAY LINE OF E. 29TH STREET AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 237.51 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE EAST RIGHT-OF-WAY LINE OF S. VERNON AVENUE PER PLAT OF SAID CHICAGO LAND CLEARANCE COMMISSION NO., SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 66.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 218.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 15,055 SQUARE FEET OR 0.346 ACRES, MORE OR LESS.

E. 29TH STREET - PARCEL 3:

TOGETHER WITH; THAT PART OF E. 29TH STREET RIGHT-OF-WAY AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998 AND AS SHOWN ON CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE

SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF E. 29TH STREET AND A LINE 14.00 FEET EASTERLY AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE AVENUE AS SHOWN ON SAID MYRICK'S SECOND ADDITION; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON SAID PARALLEL LINE EXTENDED NORTHERLY, A DISTANCE OF 16.54 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 176.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET, SAID POINT ALSO LYING ON THE SOUTH LINE OF LOT 6 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 5.12 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS SHOWN ON SAID MYRICK'S SECOND ADDITION, , SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 18 DEGREES 09 MINUTES 04 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1.46 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF SAID S. ELLIS AVENUE, SAID POINT ALSO LYING ON THE WEST LINE OF LOT A OF THE CONSOLIDATION BY MICHAEL REESE HOSPITAL OF CHICAGO OF ALL THAT PART OF BLOCK 3 OF MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 3, 1925 AS DOCUMENT NUMBER 87601916; THENCE SOUTH 18 DEGREES 09 MINUTES 04 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AND THE WEST LINE OF SAID LOT A, A DISTANCE OF 20.95 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT A; THENCE NORTH 88 DEGREES 23 MINUTES 55 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET AND THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 223.96 FEET TO A LINE 66 FEET WESTERLY OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILWAY; THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON A SAID LINE 66 FEET WESTERLY OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID CANADIAN NATIONAL RAILWAY, A DISTANCE OF 68.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET AND THE NORTH LINE OF THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECONDS ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 24, 1881 AS DOCUMENT NUMBER 316602; THENCE SOUTH 88 DEGREES 23 MINUTES 55 SECONDS WEST ON THE SOUTH RIGHT-

OF-WAY LINE OF SAID E. 29TH STREET AND THE NORTH LINE OF SAID RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECONDS ADDITION TO CHICAGO AND THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 481.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 27,918 SQUARE FEET OR 0.641 ACRES, MORE OR LESS.

S ELLIS AVE PARCEL 4:

TOGETHER WITH AND ADJOINING TO BE DESCRIBED PARCEL 6; A PART OF S. ELLIS AVENUE RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE AND THE WEST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS DEDICATED BY THE SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 29.44 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.88 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID LINE ALSO BEING THE WEST LINE OF LOT 7 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE CONTINUING SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST ALONG THE LAST DESCRIBED LINE 73.71 FEET TO AN ANGLE POINT; THENCE SOUTH 18 DEGREES 09 MINUTES 04 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND THE WEST LINE OF SAID LOT 7 AND THE WEST LINE OF LOT A OF CONSOLIDATION BY MICHAEL REESE HOSPITAL RECORDED FEBRUARY 3, 1925 AS DOCUMENT NO. 87601916, A DISTANCE OF 554.10 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID LINE ALSO BEING THE EAST LINE OF LOT 6 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 18 DEGREES 09 MINUTES 04 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND THE EAST LINE OF SAID LOT 6, A DISTANCE OF 530.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF S. VERNON AVENUE AS DEDICATED BY THE SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 09 DEGREES 44 MINUTES 34 SECONDS WEST (ALONG THE EAST LINE OF SAID TO BE

DESCRIBED PARCEL 6) A DISTANCE OF 66.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 41,256 SQUARE FEET OR 0.947 ACRES, MORE OR LESS.

E. 27TH STREET PARCEL 5:

TOGETHER WITH THAT PART OF E. 27TH STREET RIGHT-OF-WAY AS SHOWN ON JOHNSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (ANTE FIRE) AND AS SHOWN ON LOT 2 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID E. 27TH STREET AND THE EAST RIGHT-OF-WAY OF SAID S. ELLIS AVENUE IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 88 DEGREES 32 MINUTES 32 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 27TH STREET, THE SOUTH LINE OF SAID LOT 2, AND THE SOUTH LINE OF LOT 10 IN SAID JOHNSON'S SUBDIVISION (ANTE FIRE), A DISTANCE OF 136.91 FEET TO THE NORTHWEST CORNER OF VACATED E. 27TH STREET PER CITY OF CHICAGO ORDINANCE RECORDED MAY 12, 1981 AS DOCUMENT NO. 25867871; THENCE SOUTH 01 DEGREES 35 MINUTES 25 SECONDS EAST ON THE WEST LINE OF SAID VACATED E. 27TH STREET, A DISTANCE OF 39.13 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID E. 27TH STREET ALSO SHOWN ON THE W.F. JOHNSON'S RESUBDIVISION OF PART OF INGLEHART'S SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 10, 1853 IN BOOK 49, PAGE 52, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 34 OF SAID W.F. JOHNSON'S RESUBDIVISION; THENCE SOUTH 88 DEGREES 32 MINUTES 32 SECONDS WEST ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 27TH STREET, THE NORTH LINE OF LOT 34 IN SAID W.F. JOHNSON'S RESUBDIVISION AND THE NORTH LINE OF VACATED S. BREWERY AVENUE VACATED BY CITY OF CHICAGO ORDINANCE RECORDED APRIL 17, 1959 AS DOCUMENT 17511644 AND THE NORTH LINE OF LOT 7 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, A DISTANCE OF 136.93 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SAID S.

ELLIS AVENUE, A DISTANCE OF 39.13 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, CONTAINING 5,358 SQUARE FEET OR 0.123 ACRES, MORE OR LESS.

S. VERNON AVENUE PARCEL 6:

TOGETHER WITH AND ADJOINING SAID ABOVE PARCEL 4; A PART OF S. VERNON AVENUE RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE AND THE WEST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS DEDICATED BY THE SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, ALSO BEING ON THE WEST LINE OF ABOVE DESCRIBED PARCEL 4; THENCE SOUTH 09 DEGREES 44 MINUTES 34 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) A DISTANCE OF 66.73 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS WEST ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE AND THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 173.94 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 66.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE AND THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 71 DEGREES 48 MINUTES 11 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 182.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 11,777 SQUARE FEET OR 0.270 ACRES, MORE OR LESS.

E. 26TH STREET PARCEL 7:

TOGETHER WITH; THAT PART OF E. 26TH STREET RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET; THENCE SOUTH 24 DEGREES 44 MINUTES 51 SECONDS EAST, (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ALONG A NORTHEASTERLY LINE OF SAID LOT 4 AND A SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, 36.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 15 MINUTES 17 SECONDS EAST, 61.61 FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 74.95 FEET TO A NON-TANGENT POINT OF CURVATURE, SAID POINT ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID E. 26TH STREET; THENCE NORTHWESTERLY 30.56 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID E. 26TH STREET ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, WHOSE CHORD BEARS NORTH 32 DEGREES 02 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 30.47 FEET; THENCE NORTH 24 DEGREES 44 MINUTES 51 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, A DISTANCE OF 104.26 FEET, TO THE POINT OF BEGINNING; CONTAINING 1,002 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

E. 26TH STREET PARCEL 8:

TOGETHER WITH; THAT PART OF E. 26TH STREET RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET AND THE EAST RIGHT-OF-WAY OF E. 26 TH STREET, SAID POINT ALSO LYING ON THE WEST LINE OF ASSESSOR'S DIVISION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST RECORDED ON JUNE 30, 1856 (ANTE FIRE); THENCE SOUTH 24 DEGREES 44 MINUTES 51 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE EAST RIGHT-OF-WAY LINE OF SAID E. 26TH STREET AND WEST LINE OF SAID ASSESSOR'S DIVISION, A DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24 DEGREES 44 MINUTES 51 SECONDS EAST, 137.51 FEET TO THE INTERSECTION OF WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 22 IN JOHNSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (ANTE FIRE);

THENCE NORTH 88 DEGREES 29 MINUTES 35 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET AND THE SOUTH LINE OF SAID JOHNSON'S SUBDIVISION AND THE SOUTH LINE OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, A DISTANCE OF 263.13 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, SAID POINT ALSO LYING ON THE NORTH LINE OF LOT 3 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 88 DEGREES 29 MINUTES 35 SECONDS WEST ON THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET AND THE NORTH LINE OF SAID LOT 3 AND LOT 4 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, A DISTANCE OF 284.59 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 176.06 FEET; THENCE NORTH 32 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 27.92 FEET TO THE POINT OF BEGINNING, CONTAINING 23,108 SQUARE FEET OR 0.530 ACRES, MORE OR LESS.

S ELLIS AVE PARCEL 9:

TOGETHER WITH AND ADJOINING SAID ABOVE PARCEL 5 AND PARCEL 8; A PART OF S. ELLIS AVENUE RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE EXTENDED EASTERLY AND THE NORTH RIGHT-OF-WAY OF E. 27TH STREET AS SHOWN ON JOHNSON'S SUBDIVISION (ANTE FIRE) AND ON SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, ALSO BEING THE SOUTHWEST CORNER OF LOT 2 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID LINE ALSO BEING THE WEST LINE OF LOT 7 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND ITS NORTHERLY EXTENSION (BEING THE WEST LINE OF SAID PARCEL 5), A DISTANCE OF 98.36 FEET; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 68.88 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID POINT ALSO LYING ON THE EAST LINE OF LOT 3 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND EAST LINE OF SAID LOT 3, A DISTANCE OF 267.12 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.98 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID S.

ELLIS AVENUE ON CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 46 DEGREES 32 MINUTES 02 SECONDS WEST, A CHORD DISTANCE OF 19.79 FEET; THENCE NORTH 01 DEGREES 30 MINUTES 25 SECONDS WEST, (ALONG THE EAST LINE OF SAID PARCEL 8), A DISTANCE OF 66.00 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF E. 26TH STREET IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTHEASTERLY 125.59 FEET ON NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, THE CHORD OF SAID CURVES BEARS SOUTH 46 DEGREES 32 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 113.08 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 149.04 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, CONTAINING 21,849 SQUARE FEET OR 0.502 ACRES, MORE OR LESS; WITH THE TOTAL AREA IN ALL SAID ABOVE DESCRIBED PARCELS BEING 168,565 SQUARE FEET OR 3.870 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as EXHIBIT A, which drawing for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

The Opening of:

E. 29TH STREET - PARCEL 1:

A PART OF LOT 6 OF THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998 AND SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 88 DEGREES 36 MINUTES 23 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY OF SAID E. 29TH STREET, A DISTANCE OF 120.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 3.93 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 260.07 FEET TO THE EAST LINE OF SAID LOT 6 AND THE WEST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS SHOWN ON SAID MYRICK'S SECOND ADDITION TO CHICAGO; THENCE SOUTH 18 DEGREES 09 MINUTES 04 SECONDS EAST ON THE EAST LINE OF SAID LOT 6 AND THE WEST RIGHT-OF-

WAY LINE OF SAID S. ELLIS AVENUE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 4.91 FEET TO THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF SAID S. 29TH STREET; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF SAID S. 29TH STREET, A DISTANCE OF 197.60 FEET TO AN ANGLE POINT; THENCE SOUTH 88 DEGREES 43 MINUTES 25 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF SAID S. 29TH STREET, A DISTANCE OF 68.71 FEET TO AN ANGLE POINT; THENCE SOUTH 88 DEGREES 36 MINUTES 23 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY LINE OF SAID S. 29TH STREET, A DISTANCE OF 0.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 11,141 SQUARE FEET OR 0.256 ACRES, MORE OR LESS.

E. 29TH STREET - PARCEL 2:

TOGETHER WITH; THAT PART OF LOT A OF THE CONSOLIDATION BY MICHAEL REESE HOSPITAL OF CHICAGO OF ALL THAT PART OF BLOCK 3 OF MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 3, 1925 AS DOCUMENT NUMBER 87601916, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT A, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON SAID CONSOLIDATION BY MICHAEL REESE HOSPITAL OF CHICAGO, MYRICK'S SECOND ADDITION, AND AS SHOWN ON RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO RECORDED MARCH 24, 1881 AS DOCUMENT 316602 AND THE EAST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS SHOWN ON SAID MYRICK'S SECOND ADDITION, AND SAID RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO; THENCE NORTH 18 DEGREES 09 MINUTES 04 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF SAID LOT A AND THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, A DISTANCE OF 20.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 18 DEGREES 09 MINUTES 04 SECONDS WEST ON THE WEST LINE OF SAID LOT A AND THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, A DISTANCE OF 80.00 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 214.81 FEET TO A LINE 66 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT A, SAID LINE ALSO BEING 66 FEET WESTERLY OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY; THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON SAID PARALLEL LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 214.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 17,182 SQUARE FEET OR 0.394 ACRES, MORE OR LESS.

S. LAKE PARK AVENUE - PARCEL 3:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 2; A PART OF LOT A OF THE CONSOLIDATION BY MICHAEL REESE HOSPITAL OF CHICAGO OF ALL THAT PART OF BLOCK 3 OF MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 3, 1925 AS DOCUMENT NUMBER 87601916, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT A, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON SAID CONSOLIDATION BY MICHAEL REESE HOSPITAL OF CHICAGO, MYRICK'S SECOND ADDITION, AND RESUBDIVISION OF BLOCK 4 AND AS SHOWN ON LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO RECORDED MARCH 24, 1881 AS DOCUMENT 316602 AND THE WEST RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY; THENCE SOUTH 88 DEGREES 23 MINUTES 55 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH LINE OF SAID LOT A AND THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET, A DISTANCE OF 68.84 FEET TO A POINT ON A LINE 66 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOT A, SAID LINE ALSO BEING 66 FEET WESTERLY OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY; THENCE NORTH 18 DEGREES 06 MINUTES 32 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 164.59 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.02 FEET TO THE EAST LINE OF SAID LOT A AND THE WEST RIGHT-OF-WAY LINE OF SAID CANADIAN NATIONAL RAILWAY; THENCE SOUTH 18 DEGREES 06 MINUTES 10 SECONDS EAST ON SAID EAST LINE, A DISTANCE OF 184.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 11,510 SQUARE FEET OR 0.264 ACRES MORE OR LESS.

S. LAKE PARK AVENUE - PARCEL 4:

TOGETHER WITH; A PART OF THE VACATED S. LAKE PARK AVENUE ACCORDING TO THE PLAT OF VACATION RECORDED ON SEPTEMBER 11, 1952 AS DOCUMENT NUMBER 15433568 AND PLAT OF VACATION RECORDED ON JUNE 8, 1954 AS DOCUMENT NUMBER 15928126, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF VACATED S. LAKE PARK AVENUE PER SAID DOCUMENT NUMBER 15433568, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. 31 STREET AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645; THENCE SOUTH 88 DEGREES 24 MINUTES 03 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH LINE OF SAID VACATED S.

LAKE PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF E. 31ST STREET, A DISTANCE OF 18.77 FEET TO A POINT ON A LINE 18 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID VACATED S. LAKE PARK AVENUE, SAID LINE ALSO BEING 14 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE C. W. RIGDON'S RESUBDIVISION RECORDED SEPTEMBER 18, 1875 AS DOCUMENT 49599, THE FARRAGUT BOAT CLUB SUBDIVISION RECORDED JANUARY 5, 1889 AS DOCUMENT 1047528, SUBDIVISION OF LOTS 1, 2 & 3 IN BLOCK 5 IN MYRICK'S SECOND ADDITION TO CHICAGO RECORDED APRIL 6, 1880 AS DOCUMENT 265167, RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO RECORDED MARCH 24, 1881 AS DOCUMENT 316602, AND RESUBDIVISION OF THE SOUTH 18.75 FEET OF LOT 45 AND THE NORTH 12.5 FEET OF LOT 43 AND ALL OF LOT 44 IN BLOCK 1 IN THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5, AND 6 IN BLOCK 5 IN MYRICK'S SECOND ADDITION TO CHICAGO RECORDED JULY 5, 1916 AS DOCUMENT 5903247; THENCE NORTH 18 DEGREES 06 MINUTES 32 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 1299.70 FEET TO A POINT ON THE NORTH LINE SAID VACATED S. LAKE PARK AVENUE AND THE SOUTH LINE OF E. 29TH STREET; THENCE NORTH 88 DEGREES 23 MINUTES 55 SECONDS EAST ON THE NORTH LINE OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15928126 AND THE SOUTH LINE OF E. 29TH STREET, A DISTANCE OF 15.57 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15928126; THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON THE EAST LINE OF PLAT OF VACATION AS DOCUMENT NUMBER 15928126, A DISTANCE OF 748.78 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15928126, SAID POINT ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF E. 30TH STREET EXTENDED EASTERLY AS SHOWN ON SAID PLATS OF VACATION AS DOCUMENT NUMBERS 15433568 AND 15928126; THENCE NORTH 72 DEGREES 19 MINUTES 29 SECONDS EAST ON THE NORTH LINE OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15433568, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET EXTENDED EASTERLY, A DISTANCE OF 3.07 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15433568; THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON THE EAST LINE OF SAID PLAT OF VACATION AS DOCUMENT NUMBER 15433568, A DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 21,098 SQUARE FEET OR 0.484 ACRES MORE OR LESS.

E. 30TH STREET - PARCEL 5:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 4 AND TO BE DESCRIBED PARCEL 7; A PART OF THE VACATED E. 30TH STREET ACCORDING TO THE PLAT OF VACATION RECORDED ON JUNE 8, 1954 AS DOCUMENT NUMBER 15928126 AND PLAT OF VACATION RECORDED ON SEPTEMBER 17, 1957 AS DOCUMENT NUMBER 17013802 AND PARTS OF LOTS 1 AND 15 IN THE SUBDIVISION OF LOTS 1, 2 & 3 IN BLOCK 5 IN MYRICK'S SECOND ADDITION TO CHICAGO RECORDED APRIL 6, 1880 AS DOCUMENT

265167, AND PARTS OF LOTS 1 AND 9 IN BLOCK 3 OF THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO RECORDED MARCH 24, 1881 AS DOCUMENT 316602, AND PART OF THE 16-FOOT WIDE ALLEY VACATED BY DOCUMENT RECORDED JUNE 8, 1954 AS DOCUMENT NO. 15928123, AND PART OF THE 16-FOOT WIDE ALLEY VACATED BY DOCUMENT RECORDED ON SEPTEMBER 11, 1952 AS DOCUMENT NO. 15433568, AND PART OF S. ELLIS AVENUE VACATED BY DOCUMENT RECORDED SEPTEMBER 16, 1957 AS DOCUMENT NO. 17013801, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 12 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID POINT ALSO BEING THE INTERSECTION OF EAST RIGHT-OF WAY LINE OF S. COTTAGE GROVE AVENUE AS SHOWN ON AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998 AND NORTH RIGHT-OF WAY LINE OF E. 31ST STREET AS DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 88 DEGREES 24 MINUTES 03 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH LINE OF SAID LOT 12 AND THE NORTH RIGHT-OF-WAY LINE OF SAID E. 31ST STREET, A DISTANCE OF 14.56 FEET TO THE INTERSECTION WITH A LINE 14 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT-OF-WAY OF SAID S. COTTAGE GROVE AVENUE; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 66.00 FEET; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 470.87 FEET TO A POINT ON THE WEST LINE OF SAID PLAT OF VACATION RECORDED ON JUNE 8, 1954 AS DOCUMENT NUMBER 15928126 (ALSO BEING ON THE WEST LINE OF SAID PARCEL 4); THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 66.00 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 471.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 31,101 SQUARE FEET OR 0.714 ACRES, MORE OR LESS.

E. 30TH STREET - PARCEL 6:

TOGETHER WITH; A PART OF LOT 13 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13, SAID

POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE E. 30TH STREET AND THE WEST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE AVENUE AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAY, 1873 AS DOCUMENT NUMBER 161998, AND SHOWN ON SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE EAST LINE OF SAID LOT 13 AND THE WEST RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 8.41 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 213.97 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE WEST LINE OF SAID LOT 13, A DISTANCE OF 68.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE NORTH LINE OF SAID LOT 13 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET, A DISTANCE OF 202.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 7,858 SQUARE FEET OR 0.180 ACRES MORE OR LESS.

S. COTTAGE GROVE AVENUE - PARCEL 7:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 5; A PART OF THE VACATED E. 30TH STREET ACCORDING TO THE PLAT OF VACATION RECORDED ON SEPTEMBER 17, 1957 AS DOCUMENT NUMBER 17013802, AND PART OF THE VACATED S. COTTAGE GROVE ROAD AVENUE ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1959 AS DOCUMENT NUMBER 17720999, A PART OF LOTS 15-32 IN BLOCK 2 AND LOTS 1-4 IN BLOCK 3 OF THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO RECORDED MARCH 24, 1881 AS DOCUMENT 316602, AND A PART OF LOTS 1-8 IN C. W. RIGDON'S RESUBDIVISION RECORDED SEPTEMBER 18, 1875 AS DOCUMENT 49599, AND A PART OF LOTS 8 AND 12 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF S. COTTAGE GROVE AVENUE AS SHOWN ON AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998 AND THE NORTH RIGHT-OF-WAY LINE OF E. 31ST STREET AS DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF SAID LOT 12, SAID C. W.

RIGDON'S RESUBDIVISION, THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO AND THE EAST RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 1012.71 FEET TO THE SOUTHEAST CORNER OF VACATED S. COTTAGE GROVE ROAD AVENUE RECORDED NOVEMBER 25, 1959 AS DOCUMENT NUMBER 17720999; THENCE SOUTH 81 DEGREES 30 MINUTES 39 SECONDS WEST ON THE SOUTH LINE OF SAID VACATED S. COTTAGE GROVE AVENUE, A DISTANCE OF 33.41 FEET TO THE WEST LINE OF THE EAST HALF OF SAID VACATED S. COTTAGE GROVE ROAD AVENUE; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE EAST HALF OF SAID VACATED S. COTTAGE GROVE ROAD AVENUE, A DISTANCE OF 287.20 FEET TO THE NORTH LINE OF SAID VACATED S. COTTAGE GROVE ROAD AVENUE, ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF E. 29TH STREET; THENCE NORTH 88 DEGREES 37 MINUTES 26 SECONDS EAST ON THE NORTH LINE OF SAID VACATED S. COTTAGE GROVE ROAD AVENUE AND SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET, A DISTANCE OF 34.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 88 DEGREES 23 MINUTES 55 SECONDS EAST ON NORTH LINE OF SAID LOT 8 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH STREET, A DISTANCE OF 14.56 FEET TO THE INTERSECTION OF A LINE 14 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID LOT 8, SAID C. W. RIGDON'S RESUBDIVISION, THE RESUBDIVISION OF BLOCK 4 AND LOTS 4, 5 & 6 IN BLOCK 5 OF MYRICK'S SECOND ADDITION TO CHICAGO, AND THE WEST LINE OF THE EAST RIGHT-OF-WAY OF SAID S. COTTAGE GROVE AVENUE; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST ON SAID PARALLEL LINE (WITH THE WEST LINE OF SAID PARCEL 5 BEING ON SAID PARALLEL LINE), A DISTANCE OF 1295.60 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 12 AND THE NORTH RIGHT-OF-WAY OF SAID E. 31ST STREET; THENCE SOUTH 88 DEGREES 24 MINUTES 03 SECONDS WEST ON SOUTH LINE OF SAID LOT 12 AND NORTH-RIGHT-OF WAY LINE OF SAID E. 31ST STREET, A DISTANCE OF 14.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 27,545 SQUARE FEET OR 0.632 ACRES MORE OR LESS.

E. 26TH STREET PARCEL 8:

TOGETHER WITH AND ADJOINING TO BE DESCRIBED PARCEL 9; A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THERE OF RECORDED ON JUNE 30, 1856 (ANTE FIRE), AND THAT PART OF LOT 1 IN SUBDIVISION OF LOT 2 OF ASSESSOR'S DIVISION RECORDED SEPTEMBER 12, 1881 AS DOCUMENT 347390, SAID PART DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF E. 26TH STREET PER CHICAGO LAND CLEARANCE COMMISSION NO. 2 RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645 AND THE NORTH LINE OF SAID

ASSESSOR'S DIVISION; THENCE NORTH 88 DEGREES 28 MINUTES 47 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE NORTH LINE OF SAID ASSESSOR'S DIVISION, A DISTANCE OF 430.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 IN THE SPECIAL WARRANTY DEED RECORDED ON AUGUST 1, 2007 AS DOCUMENT 0721340206; THENCE SOUTH 70 DEGREES 55 MINUTES 15 SECONDS EAST ON THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 29.79 FEET TO THE INTERSECTION WITH A LINE LYING 66 FEET WESTERLY AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILWAY; THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON SAID PARALLEL LINE (BEING ON THE WEST LINE OF SAID PARCEL 9), A DISTANCE OF 121.23 FEET; THENCE NORTH 36 DEGREES 20 MINUTES 05 SECONDS WEST ON A LINE 66 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 52.61 FEET; THENCE NORTH 56 DEGREES 25 MINUTES 22 SECONDS WEST ON A LINE 66 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 2.85 FEET; THENCE NORTH 70 DEGREES 55 MINUTES 15 SECONDS WEST ON A LINE 66 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 39.31 FEET TO THE INTERSECTION WITH A LINE 68 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 28 MINUTES 47 SECONDS WEST ON A LINE 68 FEET ON SAID PARALLEL LINE, A DISTANCE OF 383.16 FEET; THENCE SOUTH 32 DEGREES 38 MINUTES 23 SECONDS WEST, 11.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF E. 26TH STREET IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 24 DEGREES 44 MINUTES 51 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, A DISTANCE OF 84.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 31,434 SQUARE FEET OR 0.722 ACRES, MORE OR LESS.

S LAKE PARK AVENUE PARCEL 9:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCELS 8, PARCEL 3 AND TO BE DESCRIBED PARCEL 10; A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THERE OF RECORDED ON JUNE 30, 1856 (ANTE FIRE), AND THAT PART OF LOT 1 IN SUBDIVISION OF LOT 2 OF ASSESSOR'S DIVISION RECORDED SEPTEMBER 12, 1881 AS DOCUMENT 347390, ALSO PART OF LOTS 1 THROUGH 10 (INCLUSIVE) IN JOHNSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (ANTE FIRE), ALSO PART OF VACATED E. 27TH STREET PER CITY OF CHICAGO ORDINANCE RECORDED MAY 12, 1981 AS DOCUMENT NO. 25867871, ALSO PART OF LOTS 34 THROUGH 40 (INCLUSIVE) IN W.F. JOHNSON'S RESUBDIVISION OF PART OF INGLEHART'S SUBDIVISION

OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 10, 1853 IN BOOK 49, PAGE 52, ALSO PART OF THE NORTH HALF OF A 12 FOOT WIDE ALLEY VACATED BY CITY OF CHICAGO ORDINANCE RECORDED APRIL 17, 1959 AS DOCUMENT 17511644, ALSO PART OF LOT 7 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, ALSO PART OF LOT 13 IN FORSYTHE'S ADDITION TO CHICAGO (ANTE FIRE), ALSO PART OF LOT A IN CONSOLIDATION BY MICHAEL REESE HOSPITAL RECORDED FEBRUARY 3, 1925 AS DOCUMENT NO. 87601916, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF E. 26TH STREET PER SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE NORTH LINE OF SAID ASSESSOR'S DIVISION; THENCE NORTH 88 DEGREES 28 MINUTES 47 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE NORTH LINE OF SAID ASSESSOR'S DIVISION, A DISTANCE OF 430.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 IN THE SPECIAL WARRANTY DEED RECORDED ON AUGUST 1, 2007 AS DOCUMENT 0721340206; THENCE SOUTH 70 DEGREES 55 MINUTES 15 SECONDS EAST ON THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 29.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 70 DEGREES 55 MINUTES 15 SECONDS EAST ON THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 35.59 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 22 SECONDS EAST ON THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 22.94 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 05 SECONDS EAST ON THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 75.31 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY; THENCE SOUTH 18 DEGREES 06 MINUTES 10 SECONDS EAST ON THE WEST LINE OF SAID CANADIAN NATIONAL RAILWAYS LINE ALSO BEING THE EAST LINE OF SAID SUBDIVISION OF LOT 2 OF ASSESSOR'S DIVISION, ALSO SAID JOHNSON'S SUBDIVISION, ALSO SAID VACATED E. 27TH STREET, ALSO SAID W.F. JOHNSON'S RESUBDIVISION, ALSO SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, ALSO SAID FORSYTHE'S ADDITION TO CHICAGO, ALSO SAID CONSOLIDATION BY MICHAEL REESE HOSPITAL, DISTANCE OF 1071.57 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 66.02 FEET TO A LINE LYING 66 FEET WESTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID CANADIAN NATIONAL RAILWAY; THENCE NORTH 18 DEGREES 06 MINUTES 32 SECONDS WEST ON SAID PARALLEL LINE (WITH THE EAST LINE OF SAID PARCEL 8 BEING ON SAID PARALLEL LINE), A DISTANCE OF 1182.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 75,636 SQUARE FEET OR 1.737 ACRES, MORE OR LESS.

E 27TH STREET - PARCEL 10:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 9; A PART OF LOTS 34, 35 AND 36 IN W.F. JOHNSON'S RESUBDIVISION OF PART OF INGLEHART'S SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 10, 1853 IN BOOK 49, PAGE 52, ALSO PART OF S. BREWERY AVENUE VACATED BY CITY OF CHICAGO ORDINANCE RECORDED APRIL 17, 1959 AS DOCUMENT 17511644, ALSO PART OF LOT 7 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF S. ELLIS AVENUE DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE SOUTH RIGHT-OF-WAY OF E. 27TH STREET AS SHOWN ON JOHNSON'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (ANTE FIRE) AND SHOWN IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE, SAID LINE ALSO BEING THE WEST LINE OF LOT 7 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, A DISTANCE OF 59.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 174.60 FEET TO A POINT ON A LINE LYING 66 FEET WESTERLY AND PARALLEL WITH THE WEST RIGHT-OF-WAY OF THE CANADIAN NATIONAL RAILWAY (ALSO BEING THE WEST LINE OF SAID PARCEL 9); THENCE SOUTH 18 DEGREES 06 MINUTES 32 SECONDS EAST ON SAID PARALLEL LINE, A DISTANCE OF 66.00 FEET; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 194.22 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. ELLIS AVENUE; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST 68.88 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID E. ELLIS AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 12,171 SQUARE FEET OR 0.279 ACRES, MORE OR LESS.

E 27TH STREET - PARCEL 11:

TOGETHER WITH AND ADJOINING TO BE DESCRIBED PARCEL 13; A PART OF LOT 3 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S. VERNON AVENUE DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE WEST RIGHT-OF-WAY LINE OF S. ELLIS AVENUE AS DEDICATED BY THE SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST RIGHT-OF-WAY OF SAID S. ELLIS AVENUE AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 29.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS WEST, A DISTANCE OF 191.01 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID PARCEL 13, A DISTANCE OF 66.01 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 209.92 FEET TO THE WEST RIGHT-OF-WAY OF SAID S. ELLIS AVENUE; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST ON THE WEST RIGHT-OF-WAY OF SAID S. ELLIS AVENUE AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 68.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 13,231 SQUARE FEET OR 0.304 ACRES, MORE OR LESS.

S. COTTAGE GROVE AVENUE PARCEL 12:

TOGETHER WITH; A PART OF LOT 4 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 525 FEET OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 4; THENCE SOUTH 88 DEGREES 36 MINUTES 46 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON SAID NORTH LINE, A DISTANCE OF 6.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 46 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 83.27 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 117.42 FEET TO A NON-TANGENT POINT ON THE WEST RIGHT-OF-WAY LINE OF E. 26TH STREET AS DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTHEASTERLY 109.26 FEET ON THE WEST RIGHT-OF-WAY LINE OF SAID E 26TH STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND WHOSE CHORD BEARS SOUTH 65 DEGREES 25 MINUTES 20 SECONDS EAST, A CHORD DISTANCE OF 105.53 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 35 SECONDS EAST ON THE WEST RIGHT-OF-WAY LINE OF SAID E 26TH STREET, A DISTANCE OF 1.73

FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 6,561 SQUARE FEET OR 0.151 ACRES, MORE OR LESS.

S. COTTAGE GROVE AVENUE PARCEL 13:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 11; A PART OF LOT 3 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 525 FEET OF LOT 4 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE WEST LINE OF SAID LOT 3; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON SAID EAST LINE, A DISTANCE OF 21.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 11, A DISTANCE OF 357.71 FEET TO A POINT ON THE NORTH LINE OF S. VERNON AVENUE AS DEDICATED IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 71 DEGREES 48 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF S. VERNON AVENUE AS DEDICATED IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2 AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 102.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 373.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 18,303 SQUARE FEET OR 0.420 ACRES, MORE OR LESS.

S. COTTAGE GROVE AVENUE PARCEL 14:

TOGETHER WITH AND ADJOINING ABOVE SAID PARCEL 1; A PART OF LOT 6 OF THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998 AND SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 88 DEGREES 36 MINUTES 23 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH LINE OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY OF SAID E. 29TH

STREET, A DISTANCE OF 120.11 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 3.93 FEET TO THE POINT OF BEGINNING (ALSO BEING ON THE NORTH LINE OF SAID PARCEL 1); THENCE CONTINUING NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 437.73 FEET TO A POINT ON THE WEST LINE OF LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF S. VERNON AVENUE DEDICATED IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE NORTH 01 DEGREES 33 MINUTES 39 SECONDS WEST ON THE WEST LINE OF LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 82.65 FEET; THENCE NORTHEASTERLY 30.73 FEET ON THE WEST LINE OF LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET AND WHOSE CHORD BEARS NORTH 35 DEGREES 07 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 28.67 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 11 SECONDS EAST ON THE NORTH LINE OF LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 34.54 FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 530.18 FEET TO SAID NORTH LINE OF PARCEL 1; THENCE ALONG SAID NORTH LINE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 41,020 SQUARE FEET OR 0.941 ACRES, MORE OR LESS.

E. 26TH STREET PARCEL 15:

TOGETHER WITH A PART OF LOT 4 OF THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF E. 26TH STREET AS DEDICATED BY SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 24 DEGREES 44 MINUTES 51 SECONDS EAST, (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ALONG A NORTHEASTERLY LINE OF SAID LOT 4 AND A SOUTH RIGHT-OF-WAY LINE OF SAID E. 26TH STREET, 36.78 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 07 SECONDS WEST, 8.35 FEET; THENCE NORTH 59 DEGREES 17 MINUTES 06 SECONDS WEST, 50.66 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4, ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF SAID E. 26TH STREET; THENCE NORTH 88 DEGREES 28 MINUTES 47 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 33.22 FEET TO THE POINT OF BEGINNING; CONTAINING 482 SQUARE FEET OR 0.011 ACRES, MORE OR LESS, WITH THE TOTAL AREA IN ALL SAID ABOVE PARCELS

DESCRIBED BEING 326,273 SQUARE FEET OR 7.490 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY OPENED" on the plat hereto attached as **EXHIBIT B**, which drawing for greater clarity, is hereby made a part of this ordinance, be and the same is hereby opened to public traffic inasmuch as the same is required for public use and the public interest will be subserved by such right of way openings.

SECTION 2. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. ("Peoples Gas") an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected upon or over said easement herein reserved for Peoples Gas or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by Peoples Gas. Any future, Developer-prompted relocation of Peoples Gas facilities lying within the area herein vacated will be accomplished by Peoples Gas, and completed at the sole expense of the Developer, its successors or assigns.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, and its successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the streets herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by Commonwealth Edison. Any future Developer-prompted relocation of facilities lying within the area being vacated will be accomplished by Commonwealth Edison and be done at the sole expense of the Developer, its successors or assigns.

SECTION 4. The Developer acknowledges that all currently public Department of Water Management water mains, cisterns, hydrants and appurtenances within the areas to be vacated shall become the private property and the maintenance responsibility of the Developer, its successors or assigns in accordance with the phased abandonment schedule and all terms, conditions, and fees identified in the Department of Water Management correspondence dated September 24, 2021, hereto attached and made part of this ordinance as **EXHIBIT C**, with such revisions, including revisions to the performance deposit requirements, as determined by the Commissioner of the Department of Water Management in her sole discretion. Only pipe work associated with the abandonment of City water facilities will be accomplished by the Department of Water Management at the Developer's expense. The Developer shall be responsible for the total fixed unamortized costs of existing facilities and other fees, physical clearances, terms and conditions as identified in **Exhibit C**. Fees shall be paid to the Department of Water Management prior to the recording of this vacation ordinance. All plumbing plans involving the abandonment of the currently public facilities must be reviewed, approved and permitted in advance by the Department of Water Management, Water Section, prior to work.

SECTION 5. The right of way openings herein provided for are accepted upon the express condition that the Developer will be responsible for the installation of all newly required water mains, hydrants and other appurtenances within the opened areas at its expense. Further, such work shall be done in accordance with Department of Water Management, Water Section, engineering standards, and with their express written approval prior to work, and in accordance with all terms, conditions, and fees more fully set forth and detailed in **EXHIBIT C**, with such revisions, including revisions to the performance deposit requirements, as determined by the Commissioner of the Department of Water Management in her sole discretion.

SECTION 6. The Developer acknowledges that Department of Water Management sewers located in the areas herein vacated, save for stated exceptions, shall be removed and replaced with new sewers in the areas herein opened in accordance with the phasing further detailed in **EXHIBIT C**. The Developer shall be responsible for the total fixed unamortized cost of existing facilities being decommissioned through vacation.

SECTION 7. The Developer acknowledges and agrees that any private sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's sole cost and expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. The Developer understands that it is its responsibility to provide proper drainage, and lay new sewer main and associated structures, at its expense in the rights of way herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Acceptance of new sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer provided to the Department of Water Management within 30 days of completion. All sewer work in both the public way and on private property requires a permit of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section. Further, the dedication herein provided for is accepted upon the express condition that all newly required sewers and appurtenances within the areas herein dedicated shall be built at the Developer's expense and in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Further, all such work shall be done in accordance with the Department of Water Management, Sewer Section, engineering standards, and with the Department of Water Management's express written approval prior to work, and in accordance with all terms, conditions, costs and fees further identified in **EXHIBIT C**, with such revisions, including revisions to the performance deposit requirements, as determined by the Commissioner of the Department of Water Management in her sole discretion.

SECTION 8. The vacations and openings herein provided for are made upon the express condition that the Developer shall (i) construct the newly opened public streets in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as **EXHIBIT D**, final construction being subject to approval by the CDOT Division of Infrastructure Management, Construction Compliance Unit, prior to acceptance, and also in accordance with, and subject to, the terms of an executed Bronzeville Lakefront Infrastructure

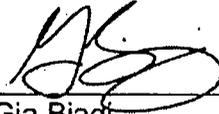
Agreement ("Infrastructure Agreement") between the City and the Developer in substantially the form attached to that certain ordinance approved by the City Council on July 21, 2021, and published in the Journal for such date at pages 32723 to 32770; and (ii) perform the Department of Water Management required work set forth in **Exhibit C** in accordance with, and subject to, the terms of the Infrastructure Agreement.

SECTION 9. The vacations and openings herein provided for are made upon the express condition that within one hundred eighty (180) days of the passage of this ordinance, the Department of Planning and Development or its assign shall file or cause to be filed for recordation with the Office of the Cook County Clerk, Recordings Division, a certified copy of this ordinance, together with the associated full-sized plats as approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 10. The Mayor or her proxy is authorized to execute; and the City Clerk or Deputy City Clerk is authorized to attest, one or more quitclaim deed(s) conveying Parcels 1 through 9, as legally described in Section 1 of this ordinance, to the Developer, or to land trusts of which the Developer is the sole beneficiary, or to the Developer's Affiliates (as such term is defined in the Redevelopment Agreement), subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement and applicable to the conveyance of the Development Parcels (as that term is defined in the Redevelopment Agreement).

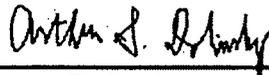
SECTION 11. This ordinance shall take effect and be in force from and after its passage and publication. The right of way vacations and openings shall take effect and be in force from and after the occurrence of all the following: (a) the recording of this ordinance; (b) the recording of the City-approved plats of vacation and opening; (c) the execution of the Redevelopment Agreement by the City and the Developer; and, (d) the execution of the Infrastructure Agreement by the City and the Developer.

Vacations and Openings Approved:



Gia Biagi
Commissioner
Department of Transportation

Approved as to Form and Legality



Arthur Dolinsky
Senior Counsel

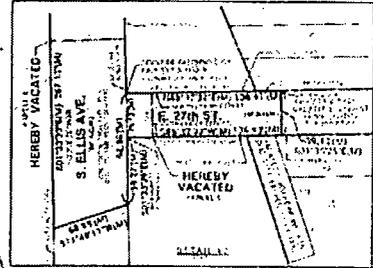
Introduced By:



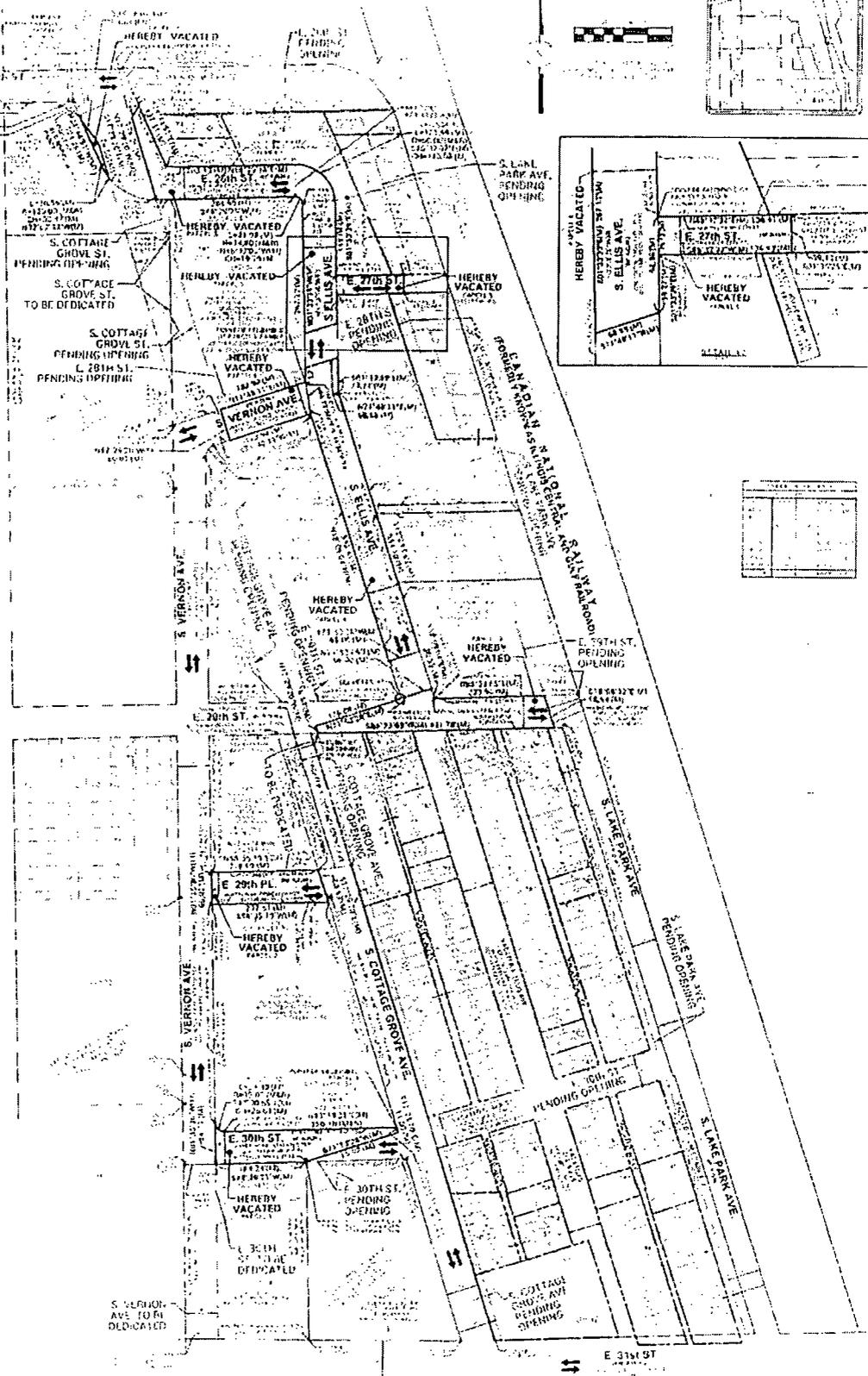
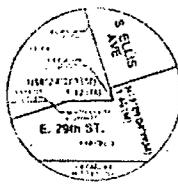
Honorable Sophia King
Alderman, 4th Ward

EXHIBIT "A" PLAT OF VACATION

LEGEND	
	STREET OPENING
	STREET TO BE DEDICATED
	STREET PENDING OPENING
	STREET VACATED



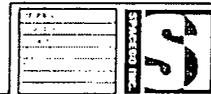
- 1. ALL LOTS ARE TO BE VACATED AND THE STREETS ARE TO BE DEDICATED TO THE PUBLIC USE.
- 2. THE VACATED LOTS ARE TO BE REDEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF CHICAGO.
- 3. THE DEDICATED STREETS ARE TO BE MAINTAINED BY THE CITY OF CHICAGO.
- 4. THE PENDING OPENINGS ARE TO BE OPENED IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES.
- 5. THE VACATED STREETS ARE TO BE CLOSED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.
- 6. THE DEDICATED STREETS ARE TO BE OPENED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.
- 7. THE PENDING OPENINGS ARE TO BE OPENED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.
- 8. THE VACATED STREETS ARE TO BE CLOSED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.
- 9. THE DEDICATED STREETS ARE TO BE OPENED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.
- 10. THE PENDING OPENINGS ARE TO BE OPENED TO TRAFFIC AND THE LOTS ARE TO BE REDEVELOPED.



STREET	SECTION	LOT	STATUS
E 26th St	1	1-10	Vacated
E 27th St	1	1-10	Vacated
E 28th St	1	1-10	Vacated
E 29th St	1	1-10	Vacated
E 30th St	1	1-10	Vacated
E 31st St	1	1-10	Vacated
S Cottage Grove Ave	1	1-10	Dedicated
S Vernon Ave	1	1-10	Dedicated
S Lake Park Ave	1	1-10	Dedicated
S Lake Shore Ave	1	1-10	Dedicated

*Ref
10/17/2024*

CDOT#27-04-21-39638



DATE	BY	REVISION

EXHIBIT C



CITY OF CHICAGO

*

DEPARTMENT OF WATER MANAGEMENT

September 27, 2021

City of Chicago
Department of Transportation
Division of Infrastructure Management
Office of Underground Coordination
2 North LaSalle Street
Chicago, Illinois 60602

Attn: Mr. Jai Kalayil

Deputy Commissioner

Re: Proposed vacation, dedication, and opening of ROW Ordinance

For: Bronzeville Lakefront Development

The area bounded by S. Dr. Martin Luther King Drive, E. 26th Street, S. Lake Park Avenue, and E. 31st Street

OUC File No. VD-108904

M&P Project No. 27-04-21-3963

Water Atlas Page 359

Sewer Atlas Page 39-1-10

Dear Mr. Kalayil:

This letter is in response to your inquiry dated 3/15/2021 concerning the proposed vacation, dedication, and opening of ROW.

I) The Department of Water Management - Water Section

The following water mains and appurtenances are located within the streets proposed for vacation and streets previously vacated:

1. Approximately 1,150 feet of 12-inch water main located in S Cottage Grove Avenue (previously vacated) from E 26th street to E Vernon Avenue installed in 1897 (see 11.h below);
2. Approximately 330 feet of 12-inch water main located in E Vernon Avenue from S Cottage Grove Avenue to S Ellis Avenue installed in 1958;
3. Approximately 745 feet of 12-inch water main located in S Ellis Avenue from E Vernon Avenue to E 29TH Street installed in 2020 and 1958;
4. Approximately 785 feet of both an 8-inch and 12-inch water main located in E 29th Street from S Vernon Avenue to S Lake Park Avenue installed in 1958 and 1968;
5. Approximately 1,375 feet of 12-inch water main located in S Cottage Grove Avenue (partially previously vacated) from E 29th street to E 31st Street installed in 1897 (see 11.g below);
6. Approximately 1,415 feet of both 8-inch and 12-inch water main located in S Lake Park Avenue from E 29th street to E 31st Street installed in 1897 (see 11.g below);

7. Approximately 515 feet of 12-inch water main located in E 30th Street (previously vacated) from S Cottage Grove Avenue to S Lake Park Avenue installed in 1897 (see 11.g below);
8. Approximately 610 feet of 8-inch water main located in S Ellis Avenue (previously vacated) from E 30th Street to E 31st Street installed in 1892, 1926, and 1969.
9. Approximately 450 feet of 12-inch water main located in S Vernon Avenue (previously vacated) from E 30th street to E 31st Street installed in 1956 (see 11.h below).
10. Approximately 275 feet of 8-inch water main located in E 31st street from S Lake Park Avenue to S Ellis Avenue (previously vacated) installed in 1926 (see 11.g below).
11. For the vacation to be approved by the Water Section, these water mains must be abandoned and the requirements of the letter to GRIT Chicago, LLC dated September 24, 2021, attached hereto, must be complied with, namely:
 - a. The water mains described above must be abandoned. The scope of the DWM's involvement is limited to water main pipe work and installation, valve operations, engineering services and water quality services, at an estimated cost of **\$69,000.00**. Please note that this estimate is based on current rates for labor, material, equipment and overhead charges, but actual costs will be submitted for payment upon completion of the work.
 - b. GRIT Chicago, LLC's contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfill/compaction, abandonment of appurtenances (valve box/valve basin) and final restoration to CDOT standards.
 - c. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM Standards. GRIT Chicago, LLC will be responsible that all active services within the proposed vacation and dedication must remain in service.
 - d. Because the existing water main cannot be located within private property (the vacated streets), this work must be done before the vacation can be approved with the exception of item (g. and h.) below.
 - e. This letter is only regarding the vacation described above. Final plans for the proposed development must be submitted to the DWM for review and approval prior to construction. Construction of the new water mains will require a deposit to guarantee installation of the new facilities. The terms and conditions of that deposit and requirements for the installation of the new water facilities will be addressed in a letter under separate cover once the required facilities have been designed by the developer and reviewed and approved by the DWM.
 - f. The existing 8-inch and 12-inch water mains are not fully amortized. The estimated unamortized cost for these existing water main abandonments is **\$74,362.87**.
 - g. Abandonment of the existing water mains will create an unacceptable water supply and fire protection to buildings located on S Lake Park Avenue. To maintain adequate water and fire protection during this development the 12-inch water main in S Cottage Grove Avenue from E 30th Street to E 31st Street, 12-inch water main

in E 30th Street from S Cottage Grove Avenue to S Lake Park Avenue, the 12-inch water main in S Lake Park Avenue from E 30th Street to E 31st Street and the 8-inch water main in E 31st street from S Lake Park Avenue to S Ellis Avenue must remain active until the new water mains (outlined in the attached letter and below) are in service.

- h. Abandonment of the existing water mains will create an unacceptable water supply and fire protection to buildings located on S Dr. Martin Luther King Jr. Drive. To maintain adequate water and fire protection during this development the 12-inch water main in S Cottage Grove Avenue (previously vacated) from E 26th Street to E Vernon Avenue and the 12-inch water main in S Vernon Avenue (previously vacated) from E 30th Street to E 31st Street must remain active until the new water mains (outlined in the attached letter and below) are in service.
- i. Detailed instructions for payment of the estimated costs in the amount of **\$143,362.87** (\$69,000.00 + \$74,362.87), are in the attached letter, dated September 24, 2021.

Once the water mains addressed above have been abandoned with the exception of those listed in (11 g. and h.) the following existing water mains abut or are within the proposed subdivision and must remain:

- 1. A 12-inch water main in S Cottage Grove Avenue from E 26th street to S Vernon Avenue;
- 2. A 12-inch water main in S Vernon Avenue from E Vernon Avenue to E 31st Street;
- 3. An 8-inch water main in S Dr. Martin Luther King Jr Drive from E 26th Street to E 31st Street;
- 4. A 12-inch water main in E 31st Street from S Vernon Avenue to S Lake Park Avenue;
and
- 5. A 30-inch water main in E 31st Street from S Dr. Martin Luther King Jr Drive to S Vernon Avenue.

The Water Section has no objection to the proposed dedication and subdivision, provided the following are part of the dedication and subdivision ordinance:

Proposed water mains are to be installed by the developer at their expense in the following sizes and locations:

- a. A 24-inch water main in E 26th Street, from proposed S Cottage Grove Avenue to S Calumet Avenue, connecting to the existing 36-inch water main in E 26th Street and proposed 12-inch water main and 16-inch water main in E 26th street at proposed S Cottage Grove Avenue (approximately 620 feet);
- b. A 16-inch water main in proposed S Cottage Grove Avenue, from E 26th Street to E 30th Street, connecting to the proposed 24-inch water main and proposed 12-inch water main and proposed 16-inch water main in in E 26th street at proposed S Cottage Grove Avenue and connecting on the south to the proposed 16-inch water main in E 30th street (approximately 2,275 feet);
- c. A 16-inch water main in E 30th Street, from S Cottage Grove Avenue to S Vernon Avenue, connecting to the existing 12-inch water main and the proposed 16-inch water main in S Vernon Avenue (approximately 520 feet);
- d. A 16-inch water main in S Vernon Avenue, from E 30th Street to E 31st Street

- connecting to the existing 30-inch feeder main and existing 12-inch water main in E 31st Street and connecting to the existing 12-inch water main and the proposed 16-inch water main in E 30th street (approximately 340 feet);
- e. A 12-inch water main in S Lake Park Avenue, from E 26th Street to E 31st Street, connecting to a proposed 12-inch water main in E 26th street and an existing 12-inch water main in E 31st Street (approximately 2,050 feet);
 - f. A 12-inch water main in E 26th Street, from S Lake Park Avenue to proposed Cottage Grove Avenue, connecting to the proposed 24-inch water main and 16-inch water main at the intersection of E 26th Street and proposed S Cottage Grove Avenue (approximately 550 feet);
 - g. A 12-inch water main in E 27th Street, from S Lake Park Avenue to proposed S Cottage Grove Avenue, connecting to the proposed 16-inch water in proposed S Cottage Grove Avenue and the 12-inch water main in S Lake Park Avenue (approximately 560 feet);
 - h. A 12-inch water main in E 29th Street, from S Vernon Avenue to S Lake Park Avenue, connecting to the existing 12-inch water main in S Vernon Avenue, the proposed 16-inch water in proposed S Cottage Grove Avenue, and the proposed 12-inch water main in S Lake Park Avenue (approximately 740 feet);
 - i. A 12-inch water main in E 30th Street, from S Lake Park Avenue to S Cottage Grove Avenue, connecting to the proposed 16-inch water in S Cottage Grove Avenue and the 12-inch water main in S Lake Park Avenue (approximately 510 feet);
 - j. A 12-inch water main in S Cottage Grove Avenue, from E 30th Street to E 31st Street, connecting to the proposed 16-inch water main in E 30th Street to an existing 12-inch water main in E 31st Street (approximately 430 feet); and
 - k. A 12-inch water main in E 31st Street, from S Lake Park Avenue to S Ellis Avenue (Vacated), connecting to the 12-inch water main in S Lake Park Avenue and the existing 12-inch water main in E 31st Street (approximately 260 feet).

The new water mains are subject to the following:

- i. All proposed water main plans are subject to DWM review and approval and must comply with all applicable Illinois Environmental Protection Agency (IEPA) separation requirements for water and sewer.
- ii. The final phasing and sequencing of the installation of these various mains will be determined by DWM.
- iii. DWM will make all final connections between the new water mains and the existing DWM system.
- iv. The estimated cost for the DWM to make the connections and perform additional work necessary to accommodate the development is **\$224,000.00**. See the attached letter dated September 24, 2021, for further details. This estimate is based on current rates for labor (straight time), material, equipment, and overhead charges, but actual costs will be submitted for payment upon completion of the work. Instructions for payment of this deposit are in the attached letter.
- v. In the event the developer is unable to complete the water main installations described above, a deposit is required that will allow DWM to complete the work. The required deposit amount is **\$5,236,000.00**. This estimate is based on current rates for labor,

materials, equipment, and overhead charges, but actual costs will be billed to the developer upon DWM's completion of the work.

- vi. Further requirements may be developed as development proceeds or changes.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) The Department of Water Management - Sewer Section

Per Exhibit of PLANNED RIGHT-OF-WAY ADJUSTMENT MAP, there are multiple public Right-Of-Ways (ROWS), proposed for vacation. Based on Sewer records, following sewers are present in these ROWs.

- a) 18-inch Sewer on E 26th St from S Cottage Grove Ave to MLK Dr
- b) 12-inch Sewer on E 26th St from S Ellis Ave to S Cottage Grove Ave
- c) 24-inch Sewer on E 27th St from S Lake Park Ave to S Cottage Grove Ave
- d) 8-inch Sewer on E 27th St from East of S Lake Park Ave to West of S Lake Park Ave
- e) 15-inch Sewer on E 28th St from S Lake Park Ave to S Ellis Ave
- f) 12-inch Sewer on E 29th Pl from S Cottage Grove Ave to East of S Cottage Grove Ave
- g) 24-inch Sewer on E 29th St from Alley west of S Lake Park Ave to S Vernon Ave
- h) 15-inch Sewer on E 29th St from S Lake Park Ave to West of S Lake Park Ave
- i) 10-inch Sewer on E 29th St from West of S Lake Park Ave to Alley west of S Lake Park Ave
- j) 24-inch Sewer on E 30th St from S Cottage Grove Ave to S Vernon Ave
- k) 15-inch Sewer on E 30th St from S Lake Park Ave to S Cottage Grove Ave
- l) 15-inch Sewer on S Cottage Grove Ave from South from E 26th St to E 26th St
- m) 12-inch Sewer on S Cottage Grove Ave from S Vernon Ave to E 31st St
- n) 6-inch Sewer on S Eberhart Ave from North of E 31st St to E 31st St
- o) 15-inch Sewer on S Ellis Ave from E 28th St to E 27th St
- p) 15-inch Sewer on S Ellis Ave from E 28th St to South from E 29th St
- q) 12-inch Sewer on S Ellis Ave from E 30th St to South from E 29th St
- r) 12-inch Sewer on S Ellis Ave from E 31st St to E 30th St
- s) 15-inch Sewer on S Lake Park Ave from E 28th St to E 27th St
- t) 12-inch Sewer on S Lake Park Ave from North from E 29th St to E 31st St
- u) unknown Sewer on Alley east of S Cottage Grove Ave from North of E 30th St to E 30th St
- v) unknown Sewer on Alley west of S Lake Park Ave from South of E 30th St to E 30th St
- w) 12-inch Sewer on Along east side of MLK Dr from E 27th St to E 26th St
- x) 9-inch Sewer on Along east side of S Vernon Ave from South of E 30th St to E 30th St
- y) 12-inch Sewer on Along east side of S. Cottage Grove Ave from E 26th St to S Vernon Ave

Detailed conditions of vacation: The Sewer Section will approve the proposed street vacation, provided the beneficiary must agree with the conditions below-

Sewers in (b) through (y) except (a) and (g): To approve the proposed vacation, the beneficiary must remove these sewers and install new sewers in dedicated public ROW. When the proposed sewer plans are available, the beneficiary's engineering staff must discuss

those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-FFP review process.

Sewer in (a): Based on sewer record, the existing 18-inch Sewer on E 26th St is serving both north and south properties along E 26th St. Since the limit of the development ends at north line of E 26th St, the existing 18-inch Sewer must be retained and maintained until the new sewer is built by the beneficiary and accepted by City.

Sewer in (g): The existing 24-inch Sewer on E 29th St from S Ellis Ave to S Vernon Ave was lined in 2012 and not fully amortized. The estimated unamortized cost for this existing sewer main abandonment is **\$66,412.46**.

Detailed conditions of dedication and opening: The Sewer Section will approve the dedication and right-of-way opening, provided the beneficiary must agree with the conditions below-

- i. Existing private sewers in the areas to be dedicated and opened will be sealed and removed at the expense of the developer, in accordance with the standard procedures of the Department of Water Management, Sewer Section.
- ii. If and when the existing private sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
- iii. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
- iv. It is the developer's responsibility to provide proper drainage in the areas to be dedicated. When the final plans are available, the developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process. In the event when developer is unable to complete the sewer installations in the areas to be dedicated and opened, a deposit is required from which the DWM-Sewer may complete the sewer work. The required deposit amount for the Sewer Section is **\$12,832,234.84**. This estimate is based on current rates for labor, materials, equipment and overhead charges, but actual costs will be billed to developer upon DWM's completion of the work.
- v. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed dedications and openings, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after physical and videotape inspection approved by the Department of Water Management.
- vi. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.
- vii. A certified check in the amount of **\$12,898,647.30** ($\$12,832,234.84 + \$66,412.46$), payable to the City of Chicago, must be hand delivered to the Department of

Buildings, Sewer Permit Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602 with a copy of this letter.

If there are any questions regarding the sewer facilities, contact Anupam Verma at Anupam.Verma@CityofChicago.org.

Both Sewer and Water section have specific costs associated with each department. For Water, three (3) certified checks in the amounts of **\$74,362.87**, **\$293,000.00** (\$69,000.00 + \$224,000.00), and **\$5,236,000.00**, payable to the City of Chicago, must be hand delivered to the Department of Buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, (312) 744-7063, BPermits@cityofchicago.org, with a copy of this letter that is attached.

For Sewer Section, A certified check in the amount of **\$12,898,647.30** (\$12,832,234.84+\$66,412.46), payable to the City of Chicago, must be hand delivered to the Department of Buildings, Sewer Permit Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602 with a copy of this letter.

Very truly yours,


Andrea R.H. Chung, Ph.D., P.E.
Commissioner



DEPARTMENT OF WATER MANAGEMENT

September 24, 2021

GRIT Chicago, LLC
c/o Chicago Neighborhood Initiatives (CNI)
1000 East 111th Street, 10th Floor
Chicago, IL 60628

Attention: David Doig
President

**SUBJECT: Proposed Bronzeville Lakefront Development
(Former Michael Reese Hospital Campus)
S Lake Park Avenue – E 26th Street to E 31st Street
S Vernon Avenue - E 26th Street to E 31st Street
E 26th Street – S Lake Park Avenue to S Vernon Avenue
E 31st Street - S Lake Park Avenue to S Vernon Avenue
BES Project No. 21-03:149
OUC File No. VD-108904**

Mr. Doig:

This correspondence is in response to an Office of Underground Coordination transmittal for the proposed street vacations and dedications for the Bronzeville Lakefront Development. GRIT Chicago, LLC shall submit final engineering plans for the overall project to the Department of Water Management (DWM) for review and approval prior to the start of construction. Upon review of the final engineering plans, additional DWM involvement may be required for the overall project, resulting in additional costs to GRIT Chicago, LLC.

The Department of Water Management - Water Section

In order to accommodate the proposed site development, the DWM must abandon the following existing water facilities:

- 12-inch water main located from 15 feet to 22 feet SNL of E Vernon Avenue from S Vernon Avenue to S Ellis Avenue
- 12-inch water main located at 22 feet EWL of S Ellis Avenue from E Vernon Avenue to E 29th Street
- 8-inch & 12-inch water mains located from 22 to 25 feet SNL of E 29th Street from S Vernon Avenue to S Lake Park Avenue (Vacated)
- 12-inch water main located at 12 feet EWL of S Lake Park Avenue (Vacated) from E 29th Street to of E 30th Street (Vacated)
- 12-inch water main located at 24 feet WEL of S Cottage Grove Avenue from E 29th Street to E 30th Street

- 8-inch water main located at 10 to 32 feet EWL of S Ellis Avenue (Vacated) from E 30th Street to E 31st Street

In order to provide adequate water service and fire protection to the subject area, the following existing water mains shall remain active until the new water mains (outlined below) are installed, connected to the system and in service. After the new water mains are in service, this Department must also abandon the following existing water mains, incidental to the final connections by DWM (outlined below), in order to accommodate the proposed site development:

- 12-inch water main located from 22 to 23 feet WEL of S Cottage Grove Avenue (Vacated) from E 26th Street to E Vernon Avenue
- 12-inch water main located from 12 to 22 feet EWL of S Lake Park Avenue (Vacated) from E 30th Street to of E 31st Street
- 12-inch water main located at 12 feet SNL of E 30th Street (vacated) from S Cottage Grove Avenue to S Lake Park Avenue (Vacated)
- 12-inch water main located at 32 WWL of S Vernon Avenue (Vacated) from E 30th Street to E 31st Street
- 12-inch water main located at 31 NSL of E 31st Street from S Lake Park Avenue (Vacated) to S Ellis Avenue (Vacated)
- 12-inch water main located at 23 feet WEL of S Cottage Grove Avenue from E 30th Street to E 31st Street

This Department will perform only the pipe work associated with the water main abandonments, while the contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins, fire hydrants) and all restoration to CDOT standards. The estimated cost for the DWM to perform the above-mentioned work is **\$69,000.00**. Please note that this estimate is based on current rates for labor (straight time), material, equipment, and overhead charges, but actual costs will be submitted for payment upon completion of the work.

The existing water mains that will be abandoned in S Vernon Avenue, S Ellis Avenue, S Lake Park Avenue, E 29th Street, E 30th Street, and E 31st Street are not fully amortized. The total fixed unamortized cost for these water mains is **\$74,362.87**.

In order to accommodate the subject development, this Department will allow GRIT Chicago, LLC's contractor to install the following proposed water facilities:

- 24-inch water main in E 29th Street, from S Cottage Grove Avenue to S Calumet Avenue
- 16-inch water main in S Cottage Grove Avenue, from E 26th Street to E 30th Street
- 16-inch water main in E 30th Street, from S Cottage Grove Avenue to S Vernon Avenue
- 16-inch water main in S Vernon Avenue, from E 30th Street to E 31st Street
- 12-inch water main in E 29th Street, from S Cottage Grove Avenue to S Lake Park Avenue
- 12-inch water main in S Lake Park Avenue, from E 26th Street to E 31st Street

- 12-inch water main in E 27th Street, from S Lake Park Avenue to S Vernon Avenue
- 12-inch water main in E 29th Street, from S Lake Park Avenue to S Vernon Avenue
- 12-inch water main in E 30th Street, from S Lake Park Avenue to S Cottage Grove Avenue
- 12-inch water main in S Cottage Grove Avenue, from E 30th Street to E 31st Street
- 12-inch water main in E 31st Street, from S Lake Park Avenue to S Ellis Avenue (Vacated)

This Department will perform all the connections to the existing water mains in S Calumet Avenue, E 26th Street, S Vernon Avenue and E 31st Street. This Department will perform only the pipe work associated with the water main connections, while the contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins, fire hydrants) and all restoration to CDOT standards. Additionally, the DWM will provide resident engineering services, valve operations, and water quality services for the above-mentioned work by GRIT Chicago, LLC's contractor.

GRIT Chicago, LLC will be responsible for designing the new water main to DWM standards, obtaining all applicable permits, traffic control, excavation/OSHA shoring, backfilling/compaction, all restoration to CDOT standards, as well as all costs for utility and alignment conflicts associated with the water main installation. ***The DWM cannot and will not make ANY connections until: 1) as-built drawings for the developer-installed pipe have been reviewed and approved by DWM, 2) the proposed sewer installation work has been completed and follows all applicable Illinois Environment Protection Agency (IEPA) separation requirements for water and sewer, and 3) The right-of-ways with the developer-installed pipe have been dedicated to the City.***

The estimated cost for the DWM to perform the above-mentioned work for the new water main installation and connections is **\$224,000.00**. Please note that this estimate is based on current rates for labor (straight time), material, equipment, and overhead charges, but actual costs will be submitted for payment upon completion of the work.

In the event GRIT Chicago, LLC is unable to complete the water main installations, a deposit is required that will allow DWM to complete the work. The required deposit amount is **\$5,236,000.00**. This estimate is based on current rates for labor, materials, equipment, and overhead charges, but actual costs will be billed to GRIT Chicago, LLC upon DWM's completion of the work.

Three (3) certified checks in the amounts of **\$74,362.87**, **\$293,000.00** (\$69,000.00 + \$224,000.00), and **\$5,236,000.00**, payable to the City of Chicago, must be hand delivered to the Department of Buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, (312) 744-7063, BPPermits@cityofchicago.org, with a copy of this letter.

GRIT Chicago, LLC's contractor installing the new 12-inch, 16-inch, and 24-inch water mains shall perform the following:

- Submit a complete list of the shop drawings (submittals) for all water main materials to be used to complete the water main installation to the Force Account Construction

Manager at FACM@ctrwater.net for review. Once the list is approved, the shop drawings (submittals) shall be sent at least 60 days prior to starting the work to the Force Account Construction Manager at FACM@ctrwater.net for review.

- It is required that the Force Account Construction Manager be contacted at FACM@ctrwater.net two (2) weeks prior to the anticipated construction date so a resident engineer can be assigned to the project.
- Obtain a "B-Permit" prior to construction from the City of Chicago, Department of Buildings, Plumbing Permit and Plan Section, City Hall, 121 N LaSalle Street, Room 906, (312) 744-7063, BPermits@cityofchicago.org
- Contact the Plumbing Permit and Plan Section of the Department of Buildings regarding any proposed water service installations.
- Submit as-built drawings. The as-built drawings should be submitted to the Force Account Construction Manager at FACM@ctrwater.net. The as-built drawings must also include the materials used and dimensions of all underground work that is required for IEPA compliance. The DWM will not perform any connections until as-built drawings are reviewed and approved by this Department.

Please forward all the CAD files and any resource/reference files for this project electronically to Susan McKee at Susan.McKee@ctrwater.net so that they can be utilized to create the water main adjustment plans.

The proposed street improvements will be located above existing water facilities located within the subject project limits. This Department requires unrestricted access to its facilities at all times. Should the DWM require access to its facilities, it will not be responsible for any costs or work for restoration of the proposed street improvements (beyond typical pavement, sidewalk, and hydroseed restoration), including but not limited to, special features, planters, landscaping or structures.

There are existing valve basin frames and lids, water shut-off/valve boxes, and meter vaults within the proposed reconstruction limits. It is requested that any vertical adjustment that may be required to these facilities be incorporated into the contract plans and specifications, and the work is to be performed by GRIT Chicago, LLC's contractor. It is also requested that the final payment to the contractor be withheld until this Department has inspected and found the adjusted facilities acceptable. Please contact Mr. Albert Wtorkowski of the Department of Water Management, at Albert.Wtorkowski@cityofchicago.org, in order to schedule the final inspection of any adjusted water facilities.

There are various water mains and appurtenances within the limits of this project. All proposed underground facilities must be installed in such a manner to provide the following required clearances: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16-inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16-inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

Any traffic and pedestrian protection structures such as canopies, scaffolding, jersey walls, construction barricades, etc., which are located within 10 feet of water main facilities will restrict this Department's continuous access to its facilities for maintenance or repair work. Therefore, should this Department require access to its existing facilities, GRIT Chicago, LLC will be responsible for either removing the traffic and pedestrian protection structures or performing any necessary excavation required to provide this Department safe access to its existing facilities within 24-hour notice. Traffic and pedestrian protection structures must be installed to allow for complete accessibility to all DWM facilities, including fire hydrants, valve basins, sewer manholes, and catch basins.

All sewer installations must meet IEPA separation requirements for water and sewer pipes. All proposed/replaced sewer laterals from catch basins/inlets, sewer mains, and private drains (collectively known as "sewer facilities") that are parallel to water mains, services or fire hydrant leads (collectively known as "water facilities") that are less than 18 inches below the water facility and have less than 10 feet of horizontal separation from the outside edge of the water facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Additionally, all sewer facilities that cross perpendicularly below water facilities with less than 18 inches vertical separation must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. If any sewer facility crosses perpendicularly above a water facility, then the sewer facility shall be at least 18 inches above the water facility and the sewer facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Sewer laterals that require ductile iron/water main quality pipe shall be ductile iron/water main quality pipe from the catch basin to a point 10 feet beyond the edge of the water facility.

Proposed trees must not be planted within 5 feet of the exterior pipe wall for all water mains 24-inch in diameter and larger. This 5-foot rule excludes mains that are separated from the tree by a hardscape feature or other root growth limiting conditions such as water mains located in the street.

This Department discourages tree planting over water mains that are less than 24-inches in diameter located in the parkway, but if necessary will allow trees with a maximum mature height of 30 feet and a maximum mature root depth of 2½ feet. Potential plantings that meet this requirement include the following:

1. Ornamental shrubs or bushes meeting the mature height and mature root depth discussed above.
2. Flowers or other non-woody herbaceous plants.
3. Above ground, movable planting containers that can be relocated by the owner of the plantings in the event that access to the water main is required.

Existing trees planted above water mains that do not meet these requirements do not need to be removed. However, if such existing trees are removed, all proposed trees installed in their place must meet the above-mentioned requirements. Should it be necessary for the DWM to access any of its facilities, the Department shall only be responsible for typical pavement, sidewalk, and hydroseed restoration.

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GRIT Chicago, LLC
September 24, 2021

There will be multiple existing fire hydrants installed within the projects limits. All new curb installation adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15 foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, GRIT Chicago, LLC will be held responsible for the cost of repairing or replacing them.

Please note that the details described above are valid for 90 days from the date of this letter, after which time, GRIT Chicago, LLC will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed. ***Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.***

If there are any questions regarding the water facilities, please contact Angela Krueger at Angela.Krueger@cityofchicago.org.

Sincerely,



Andrea R.H. Cheng Ph.D., P.E.
Commissioner

SX

Email cc: DOB Plan Desk

EXHIBIT D

CHICAGO



January 19, 2021

Rachel DeCorvo
Coordinating Planner
City of Chicago
Department of Transportation
2 North LaSalle Street, Suite 950
Chicago, Illinois 60602

Re: **DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY**
Former Michael Reese Hospital Redevelopment

Dear Ms. DeCorvo:

In support of the applications with the Chicago Department of Transportation's Public Way unit, for the dedications, vacations and openings, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

PLEASE INITIAL AGREEMENT:

SA I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique

CDOT FILE: 27-04-21-3963

SA I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.

SA Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub-par or that do not adhere to the City's standards.

GRIT Chicago, IL 6

Date: 01/19/2021

By: Scott Goodman
[Print name]

Its: Authorized Signatory
Address: 120 N Racine Ave., Suite 200, Chicago, IL 60607
Phone / Fax / Email: (312)971-2525 sgoodman@farpointdev.com

Subscribed and sworn to before me
this 19 day of January 2021

Melanie Webber
Notary Public

