



City of Chicago



O2016-3865

Office of the City Clerk

Document Tracking Sheet.

Meeting Date: 5/11/2016

Sponsor(s): Cardenas (12)

Type: Ordinance

Title: Dedication of portion of W 35th St bounded by S California Ave and S Richmond St and repeal of prior dedication

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

ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

The City Council hereby repeals that certain ordinance passed by the City Council on April 13, 2016 (designated by City Clerk Tracking Number O2016-1705) (the "Repealed Ordinance") approving a dedication of certain property owned by the Chicago Title Land Trust Company, as successor Trustee to Lakeside Bank, as trustee, under a trust agreement dated May 3, 1985, and known as trust number 10-1037. This ordinance replaces in its entirety the Repealed Ordinance:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or her designee, is each hereby authorized and directed to approve a dedication of certain property owned by the Chicago Title Land Trust Company, as successor Trustee ("Land Trustee") to Lakeside Bank, as trustee, under a trust agreement dated May 3, 1985, and known as trust number 10-1037 ("Chicago Title Land Trust 10-1037"), along the northern side of W. 35th Street bounded by S. California Avenue and S. Richmond Street, and legally described in the attached plat (Exhibit A, CDOT File: 36-12-15-3725) which, for greater clarity, is hereby made a part of this ordinance.

SECTION 2. The dedication for public way is accepted upon the express condition that funds be deposited into the City Treasury of the City of Chicago sufficient to defray the costs of removing paving and curb returns, and constructing a newly dedicated public street according to the current version of the Chicago Department of Transportation *Regulations for Opening, Repair and Construction in the Public Way* and its appendices, and as agreed to by the beneficial owner of Chicago Title Land Trust 10-1037 ("Beneficial Owner") in the attached Duty to Build Agreement (Exhibit B), hereby made a part of this ordinance.

SECTION 3. The Land Trustee and the Beneficial Owner each acknowledge that all private sewers within the area to be dedicated shall be abandoned or relocated at the expense of the Beneficial Owner. Abandonment plans must be reviewed, approved and permitted by the Chicago Department of Water Management, Sewer Design Section, prior to work, with as-built drawings submitted within forty-five (45) days of completion, with final acceptance dependent upon physical and video tape inspection by the Chicago Department of Water Management.

SECTION 4. The dedication herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Land Trustee and/or the Beneficial Owner shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the full-sized corresponding plat as approved by the Chicago Department of Transportation / Superintendent of Maps.

SECTION 5. This ordinance shall take effect and be in force from and after its passage. This dedication shall take effect and be in force from and after the recording of the plat.



CHICAGO DEPARTMENT OF TRANSPORTATION

CITY OF CHICAGO

05/12/16

Stephen Patton
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

Attention: Mr. Richard Wendy
Deputy Corporation Counsel

Re: Dedication for Chicago Title Trust 10-1037 (Tadin) / "Thorntons" (CORRECTION)
Dedication File: 36-12-15-3725

Dear Mr. Patton:

Pursuant to a request from Mr. Michael Tadin, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a dedication for the widening of W. 35th Street bounded by S. California and S. Richmond Street. This property is located in the 12th Ward.

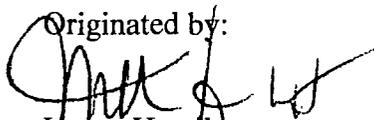
Chicago Title Trust 10-1037 is the owner of record to the property. The person to contact in connection with this proposed ordinance is Attorney Richard Toth at 312-726-8797 and Mr. Michael Tadin at 773-254-3644.

Sincerely,


R.C.

Rebekah Scheinfeld
Commissioner

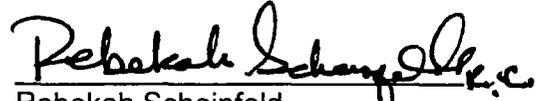
Originated by:


Luann Hamilton
Deputy Commissioner

RS: LH: MW: RD

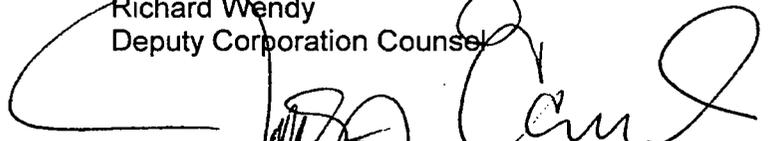
cc: Alderman George A. Cardenas
Alderman Anthony Beale
Sandra Foreman/w Attach. Dwg.-s.f. & Ord. (3) file copies
(2) Maps & Plats

Dedication Approved:


Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality


Richard Wendy
Deputy Corporation Counsel


Honorable George A. Cardenas
Alderman, 12th Ward

Instructions: This below document must be reproduced on the applicant's letterhead, executed and notarized

**SUBDIVISION DEDICATION APPLICATION
DUTY TO BUILD AGREEMENT**
(Must be completed by the applicant, not their attorney)

In support of my current application with the Chicago Department of Transportation's Maps and Plats unit, for a subdivision/dedication of my private property, 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 Subdivision. Please initial:

mt 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.

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

mt 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.

Signed: Michael Tadin Date: October 20, 2015

Printed name: Michael Tadin Title: Beneficial Owner

Organization: Chicago Title Land Trust Company as Trustee u/v/a dated 5/3/85 & known as Trust No 10-1037

Address: c/o Michael Tadin, 4450 S. Morgan St. /ip: Chicago, IL 60609

Phone/Fax: 773 254-36445 / 773 254-7195

Email: mtadin@marinacartage.com

Notary Subscribed and sworn to before me this

October 20, 2015.

Richard A. TOTH
NOTARY PUBLIC





CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL - SECOND FLOOR
121 NORTH LASALLE STREET
CHICAGO ILLINOIS 60602
TELEPHONE 312-744-4096
FAX: 312-744-8155

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TRANSPORTATION & PUBLIC WAY
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

PUBLIC SAFETY

WORKFORCE DEVELOPMENT AND AUDIT

ANTHONY A. BEALE

ALDERMAN, 9TH WARD
34 EAST 112TH PLACE
CHICAGO, ILLINOIS 60628
TELEPHONE: (773) 785-1100
FAX: (773) 785-2790

E-MAIL: WARD09@CITYOFCHICAGO.ORG

May 11, 2016

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass Dedication of portion of West 36th Street bounded by South California Avenue and South Richmond Street and repeal of prior dedication. This ordinance was referred to the Committee on May 11, 2016.

This recommendation was concurred unanimously by a viva voce vote of the members of the Committee with no dissenting vote.

(Ward 12)

Respectfully submitted,

Anthony Beale,
Chairman

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APPROVED
John E. ...
5/31/16
MAYOR

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APPROVED
Richard R. ...
CORPORATION COUNSEL