



City of Chicago



O2015-7837

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 10/28/2015 |
| Sponsor(s): | Dowell (3) |
| Type: | Ordinance |
| Title: | Vacation of public alley bounded by S Michigan Ave, E 22nd St, S Indiana Ave and E 23rd St |
| Committee(s) Assignment: | Committee on Transportation and Public Way |

COMMERCIAL ORDINANCE

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, the properties at 2207-2215 S. Michigan Avenue and 2206-2218 S. Indiana Avenue are owned by Michigan Cermak Indiana LLC; and

WHEREAS, Michigan Cermak Indiana LLC proposes to use the portion of the alley to be vacated herein for construction of a hotel; and

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

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

SECTION 1.

TO BE DEDICATED:

THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4, 1848 ANTE—FIRE AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 3,205.00 SQUARE FEET, 0.0736 ACRES, MORE OR LESS as shaded and legally described by the words "HEREBY DEDICATED FOR PUBLIC ALLEY" on the Plat of Dedication hereby attached as Exhibit A

TO BE VACATED:

THAT PART OF A NORTH—SOUTH 20 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EAST 22nd STREET (CERMAK ROAD) AS WIDENED BY ORDINANCE PASSED APRIL 12, 1922, ORDER OF POSSESSION COUNTY COURT FEBRUARY 2. 1927 GENERAL NUMBER 47729; LYING WEST OF AND ADJOINING THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED SEPTEMBER 4, 1848 ANTE—FIRE AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615; LYING EAST OF AND ADJOINING LOTS 2, 3 AND THAT PART OF LOT 4 IN ASSESSORS

DIVISION, OF OTHER LANDS AND INCLUDING, THE WEST PART OF BLOCK 4 IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED DECEMBER 16, 1865 AS DOCUMENT NUMBER 106483, ANTE—FIRE; AND LYING NORTH OF AND ADJOINING THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF SAID EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 1,591.60 SQUARE FEET, 0.0365 ACRES,, MORE OR LESS as shaded and legally described by the words " HERBY VACATED" on the Plat of Vacation hereto attached as Exhibit B, both of which drawings for greater clarity are hereby made a part of this ordinance, be and the same vacation area is hereby closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation and dedication.

SECTION 2. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. 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 on said easement herein reserved for The Peoples Gas Light and Coke Co. 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. Any future vacation-beneficiary prompted relocation of Peoples Gas facilities lying within the area being vacated will be accomplished by Peoples Gas, and done at the expense of beneficiary of the vacation.

SECTION 3 The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC, RCN, and Comcast and their 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 alley 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, AT&T/SBC, RCN, and Comcast, facilities. No buildings, permanent structures or obstructions shall be placed over Commonwealth Edison, AT&T/SBC, RCN and/or Comcast facilities without express written release of easement by the involved utility. Any future vacation-beneficiary prompted relocation of Commonwealth Edison, AT&T/SBC, RCN, and/or Comcast facilities lying within the area herein vacated shall be completed by the involved utility and be done at the expense of beneficiary of the vacation.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Michigan Cermak Indiana LLC shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, constructing sidewalk and curb at the entrance to that part of the alley hereby vacated, and constructing the newly dedicated public alley, 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 agreement with the executed Duty to Build Agreement attached herein and made a part of this ordinance as

Exhibit C.

SECTION 5. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Michigan Cermak Indiana LLC shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public alley hereby vacated the sum Three hundred twenty thousand dollars; dollars (\$ 320,000.00), which sum in the judgment of this body will be equal to such benefit.

SECTION 6. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Michigan Cermak Indiana LLC 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 corresponding full sized plat as approved by the Superintendent of Maps and Plats.


SECTION 7. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after its recording.

Vacation and Dedication Approved:

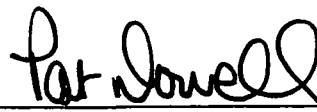


Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality



Richard Wendy
Deputy Corporation Counsel



Honorable Pat Dowell
Alderman, 3rd Ward

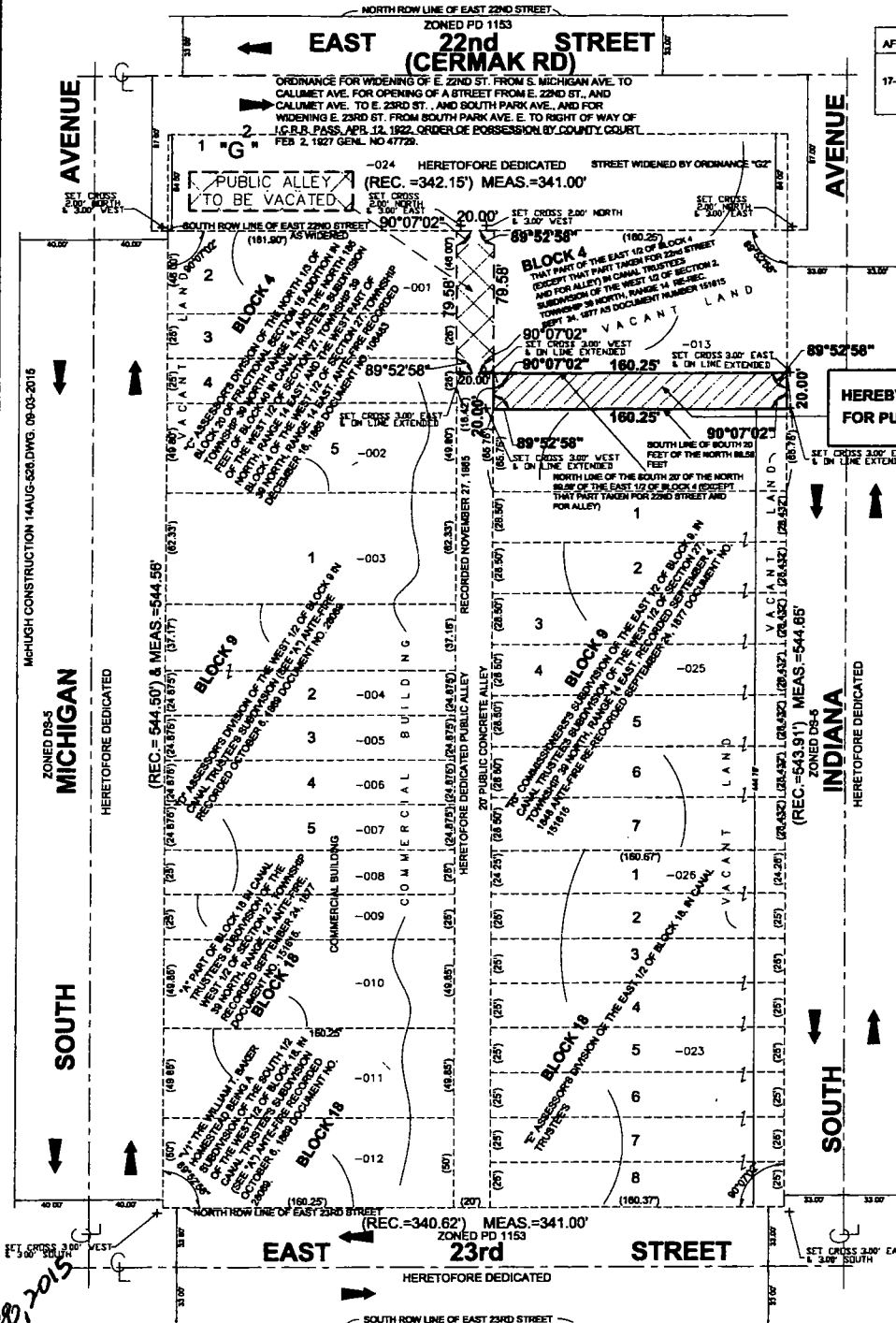
PLAT OF DEDICATION

LEGAL DESCRIPTION

THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4, 1848 ANTE-FIRE AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 3,205.00 SQUARE FEET, 0.0736 ACRES, MORE OR LESS

SAID PARCEL CONTAINS
3,205.00 SQUARE FEET MORE OR LESS
0.0737 ACRES MORE OR LESS

SCALE 1"=30'



| AFFECTED PINS | LOT (S) | EXISTING CONDITIONS |
|-------------------|---|---------------------|
| 17-27-102-013-000 | THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, RE-REC. SEPT. 24, 1877 AS DOCUMENT NUMBER 151615 | |

SURVEYOR'S NOTES/LEGEND

THE ZONING CLASSIFICATION OF THE "TO BE OPENED" PROPERTY SHOWN HEREON IS DS-5 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.

DEPARTMENT OF ZONING, CITY HALL 121 NORTH LASALLE STREET ROOM 905, CHICAGO, ILLINOIS (312) 744-8317, FAX 312-744-8052 FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

ZONING DS-5
LAST DATE OF FIELD WORK: 8/25/14

**HEREBY DEDICATED
FOR PUBLIC ALLEY**

NOTE- MONUMENTS SET

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.

CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT OF SUITABLE SECTION.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

REGARD TO BASIS OF BEARING ANGLES ARE USED BASED ON AN ASSUMED NORTH AND THE NORTH SOUTH RIGHT OF WAY LINES.

PREPARED FOR:
McHUGH CONSTRUCTION COMPANY
c/o Richard Shaw, P.P.
1757 S. Michigan Avenue
Chicago, Illinois 60616
Tel: (312) 881-0900 Fax: (312) 431-0020

OWNER:
MICHIGAN, INDIANA, LLC. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSE OF DEDICATING PUBLIC STREET (S) AND ALLEY (S) AS SHOWN AND DEPICTED ON PLAT HEREON IN WITNESS WHEREOF SAID MICHIGAN, INDIANA, LLC. HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS FULLY AUTHORIZED MANAGING MEMBER ON ITS BEHALF ON THIS DAY OF AUGUST 2015.

NOTARY:
STATE OF ILLINOIS
COUNTY OF COOK

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT ONE OF THE OWNERS OF LAND DESCRIBED IN THE FOREGOING PLAT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE EXECUTED THE SAID PLAT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATE: _____
SIGNATURE: _____
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____

NOTARY PUBLIC

STREET CENTER LINE
PROPERTY BOUNDARY LINES
LOT LINES

PARCEL HEREBY DEDICATED FOR PUBLIC ALLEY
PARCEL TO BE VACATED
TRAFFIC FLOW ARROW

LEGEND
(12.34) RECORDED DIMENSION
(12.34) MEASURED (LAWYER'S)
(20.00) 1/4" = 1' SCALE
RECORD LINE (1/4" = 1' SCALE)

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS, P.L.S., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS IN ILLINOIS.

PROFESSIONAL LAND SURVEYOR NO. 041-000000

UNDER MY HAND AND SEAL THIS 12TH DAY OF SEPTEMBER 2015.

L.R. PASS, P.L.S.
Professional Land Surveyor
P.O. Box 42000
Chicago, Illinois 60643
Tel: (773) 770-1100 Fax: (773) 770-8143
Email: lrp@lpass.com
DESIGN: (773) 231-0044 FAX: (773) 231-0017

CDOT #27-03-14-3677

CDOT #27-03-14-3677
((frontoffice\cd\blackexternal\SILVERDRIVE\autocad\current_projects\vacation & dedication\plats\14AUG-526.dwg))

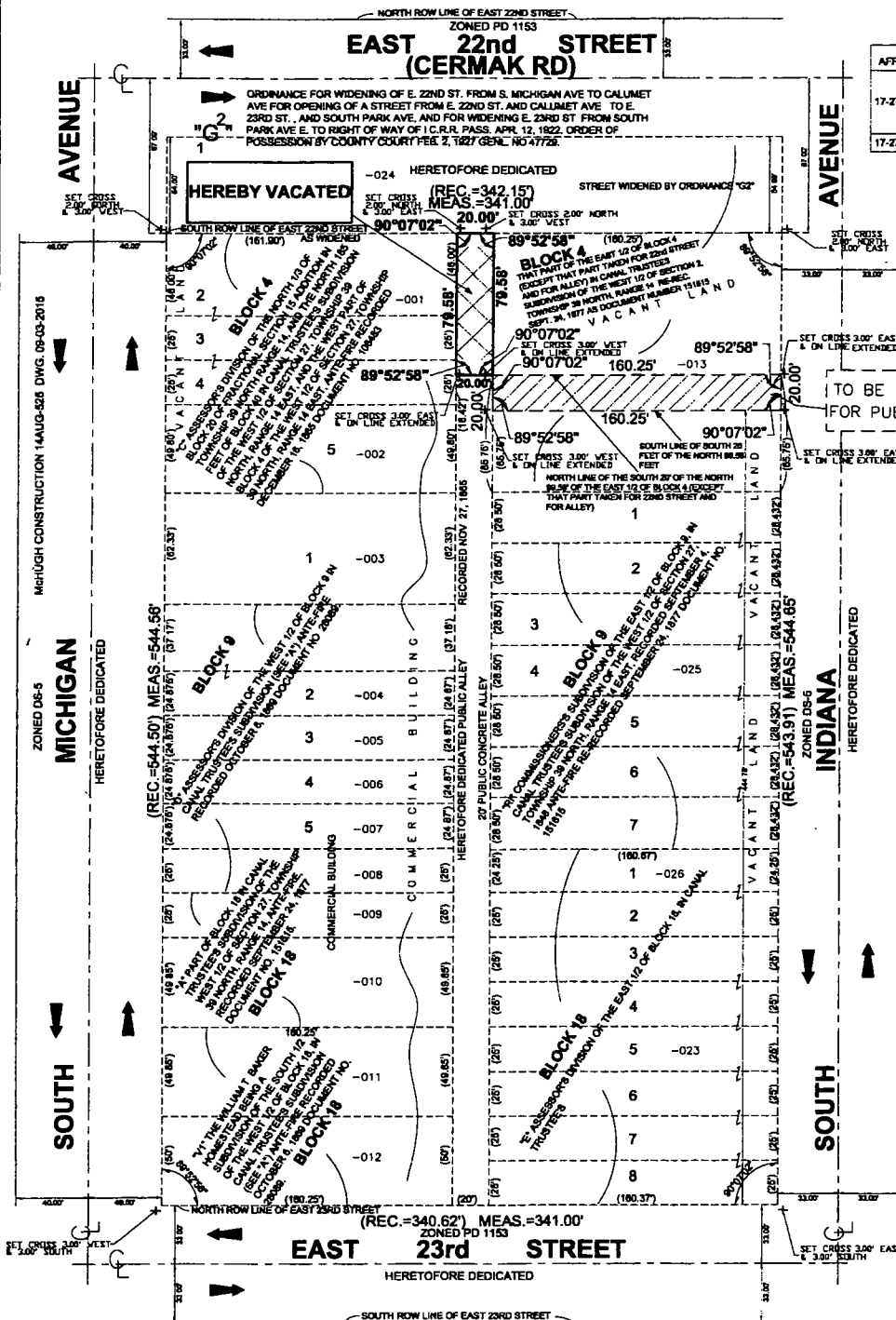
PLAT OF VACATION

LEGAL DESCRIPTION

THAT PART OF A NORTH-SOUTH 20 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EAST 22nd STREET (CERMAK ROAD) AS WIDENED BY ORDINANCE PASSED APRIL 12, 1922, ORDER OF POSSESSION COUNTY COURT FEBRUARY 2, 1927 GENERAL NUMBER 47729; LYING WEST OF AND ADJOINING THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED SEPTEMBER 4, 1848 ANTE-FIRE AND RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615; LYING EAST OF AND ADJOINING LOTS 2, 3 AND THAT PART OF LOT 4 IN ASSESSORS DIVISION, OF OTHER LANDS AND INCLUDING, THE WEST PART OF BLOCK 4 IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED DECEMBER 16, 1865 AS DOCUMENT NUMBER 106483, ANTE-FIRE, AND LYING NORTH OF AND ADJOINING THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF SAID EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 1.591.60 SQUARE FEET, 0.0365 ACRES, MORE OR LESS.

SAID PARCEL CONTAINS,
1.591.60 SQUARE FEET MORE OR LESS
0.0365 ACRES MORE OR LESS

SCALE 1"=30'



| AFFECTED PINS | LOT (S) | EXISTING CONDITIONS |
|-------------------|---|---------------------|
| 17-27-102-013-000 | THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED SEPT. 24, 1877 AS DOCUMENT NUMBER 151615 | VACANT |
| 17-27-102-001-000 | LOTS 2, 3, AND 4 | VACANT |

SURVEYOR'S NOTES/LEGEND

THE ZONING CLASSIFICATION OF THE "TO BE OPENED" PROPERTY SHOWN HEREON IS DS-3 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING MAPS.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.

DEPARTMENT OF ZONING, CITY HALL 121 NORTH LASALLE STREET ROOM 805, CHICAGO ILLINOIS (312) 744-6317, FAX (312) 744-6352 FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

TO BE DEDICATED
FOR PUBLIC ALLEY

ZONED DS-3
LAST DATE OF FIELD WORK: 8/25/14

NOTE: MONUMENTS SET

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT OF SUITABLE DEFINITION.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

REGARD TO BASIS OF BEARING ANGLES ARE USED BASED ON AN ASSUMED NORTH AND THE NORTH SOUTH RIGHT OF WAY LINES PREPARED FOR:

McHUGH CONSTRUCTION COMPANY

c/o Barbara Shaw/VP
1797 S. Michigan Avenue
Tel. (312) 821-0906 Chicago, Illinois 60616 Fax: (312) 431-0630

STREET CENTER LINE
PROPERTY BOUNDARY LINES
LOT LINES

LEGEND:
(12.34') RECORDED DIMENSION
12.34' MEASURED DIMENSION

EXISTING RIGHT OF WAY
RECORD LOT OR DEED LINES
TO BE DEDICATED FOR PUBLIC ALLEY
HEREBY VACATED
TRAFFIC FLOW ARROW

STATE OF ILLINOIS
COUNTY OF COOK
WE, L.R. PASS, P.L.S., DO "HEREBY CERTIFY" THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO SURVEYING SURVEYS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-0002003

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2015
L.R. PASS, P.L.S.
DATE: 09/28/2015
LICENSE EXPIRATION DATE: 11-30-16

L.R. Pass, P.L.S.

Professional Land Surveyor

312 Ave. 6800
Tel. (773) 779-1792 Cell. (773) 779-8148
E-mail: lrp@lrrpass.com
DESK'S FORM NO. 184-004444 REVISED DATE 04-30-17

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CDOT #27-03-14-3677

((frontofficebd\blackexternal\SILVERDRIVE\autocad\current_projects\vacation & dedication plats\14AUG-525.dwg))

Sept. 28, 2015

James McHugh Construction Co.

1737 South Michigan Avenue

Chicago, Illinois 60616-1211

phone: 312.986.8000

fax: 312.431.8518

September 9, 2014

Ms. Rachel DeCorvo
Chicago Department of Transportation
30 N. LaSalle St., Room 500
Chicago, IL 60602

In re: James McHugh Construction Co.
Application for Vacation & Dedication
E. Cermak Rd., S. Michigan Ave., S. Indiana Ave., E. 23rd St.

Dear Ms. DeCorvo:

In support of my current application with the Chicago Department of Transportation's Maps and Plats unit, for a Dedication of my private property, I hereby state that I am 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.

[Signature]
(initial)

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 Dedication.

[Signature]
(initial)

I further understand that all of the above (both public and private) must be built to City specifications as detailed in CDOT's Regulations for Openings, Construction and Repair in the Public Way.

[Signature]
(initial)

Lastly, I understand that the 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: [Signature]Date: 9/10/14Printed name: PATRICK J SEERYTitle: CFOOrganization: JAMES McHUGH CONSTRUCTION COAddress: 1737 S MICHIGAN AVE Chicago 60616Phone/fax: 312-986-8000Email: PSEERY@mhughconstruction.comNotary: Lisa L. Clark

OFFICIAL SEAL
LISA L CLARK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/30/14

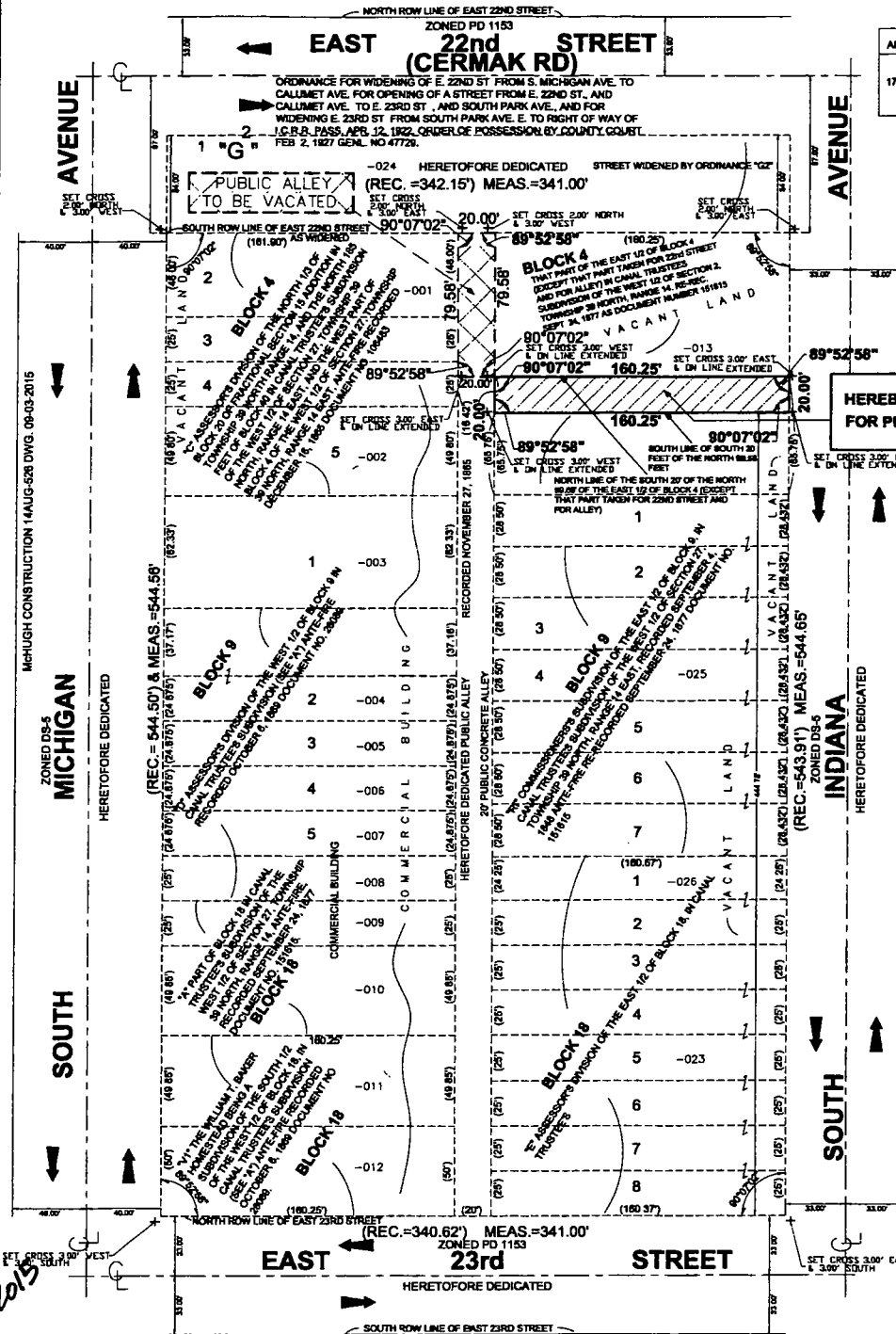
PLAT OF DEDICATION

LEGAL DESCRIPTION

THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4, 1848 ANTE-FIRE AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 3,205.00 SQUARE FEET, 0.0736 ACRES, MORE OR LESS

SAID PARCEL CONTAINS:
3,205.00 SQUARE FEET MORE OR LESS
0.0737 ACRES MORE OR LESS

SCALE 1"=30'



| AFFECTED PINS | LOT (S) | EXISTING CONDITIONS |
|-------------------|---|---------------------|
| 17-27-102-013-000 | THAT PART OF THE EAST 1/2 OF BLOCK 4 EXCEPT THAT PART TAKEN FOR 22ND STREET AND FOR ALLEY IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH RANGE 14 RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615 | |

SURVEYOR'S NOTES/LEGEND

THE ZONING CLASSIFICATION OF THE "TO BE OPENED" PROPERTY SHOWN HEREON IS DS-5 AS DETERMINED ON THE CITY OF CHICAGO DEPARTMENT OF ZONING WEBSITE.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.

DEPARTMENT OF ZONING, CITY HALL 121 NORTH LASALLE STREET ROOM 905, CHICAGO ILLINOIS (312) 744-6317, FAX (312) 744-8552. FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

ZONING DS-5
LAST DATE OF FIELD WORK: 8/25/14

**HEREBY DEDICATED
FOR PUBLIC ALLEY**

NOTE: MONUMENTS SET
COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT OF SUITABLE DEPICTION.

UNLESS REQUESTED OTHERWISE, (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

REGARD TO BASIS OF BEARING ANGLES ARE USED BASED ON AN ASSUMED NORTH AND THE NORTH SOUTH RIGHT OF WAY LINES.

PREPARED FOR
McHUGH CONSTRUCTION COMPANY

c/o Richard Shaw, P.E.
1707 E. Madison Avenue
Tel. (312) 621-0980 Chicago Illinois 60616 Fax: (312) 621-0938

OWNER

MICHIGAN CERMAK INDIANA, LLC HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSES OF DEDICATING PUBLIC STREET (S) AND/OR ALLEY (S) AS SHOWN AND DEPICTED ON PLAT HEREON IN WITNESS WHEREOF SAID MICHIGAN CERMAK INDIANA, LLC HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DULY AUTHORIZED MANAGING MEMBER ON ITS BEHALF ON THIS DAY OF A.D. 2015

BY

NOTARY:
STATE OF ILLINOIS
COUNTY OF COOK

STATE AFORESAID DO HEREBY CERTIFY THAT:
ONE OF THE OWNERS OF LAND DESCRIBED IN THE FOREGOING PLAT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DECEASED THE SAID PLAT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATE: _____ SIGNATURE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____

NOTARY PUBLIC

STREET CENTER LINE
PROPERTY BOUNDARY LINES
LOT LINES

PARCEL HEREBY DEDICATED FOR PUBLIC ALLEY
PARCEL TO BE VACATED
TRAFFIC FLOW ARROW

LEGEND:
(12.34') RECORDED DIMENSION
12.34' MEASURED DIMENSION
--- EXISTING RIGHT OF WAY
--- RECORD LOT 1/8 DED. LINES

STATE OF ILLINOIS
COUNTY OF COOK

WIT, I, J. L. PASS, P.L.S., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DEPICTS IS A REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CLARIFICATION MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 015-000033.

GIVEN UNDER MY HAND AND SEAL OF THE 17TH DAY OF SEPTEMBER, 2015.

J. L. Pass, P.L.S.
Professional Land Surveyor
P.L.S. No. 015-000033

Tel. (773) 779-1700 Chicago Illinois 60645 Fax: (773) 779-8165
E-mail: jpass@plssurveys.com

CDOT #27-03-14-3677
DATE OF PLAT: 04-30-2017

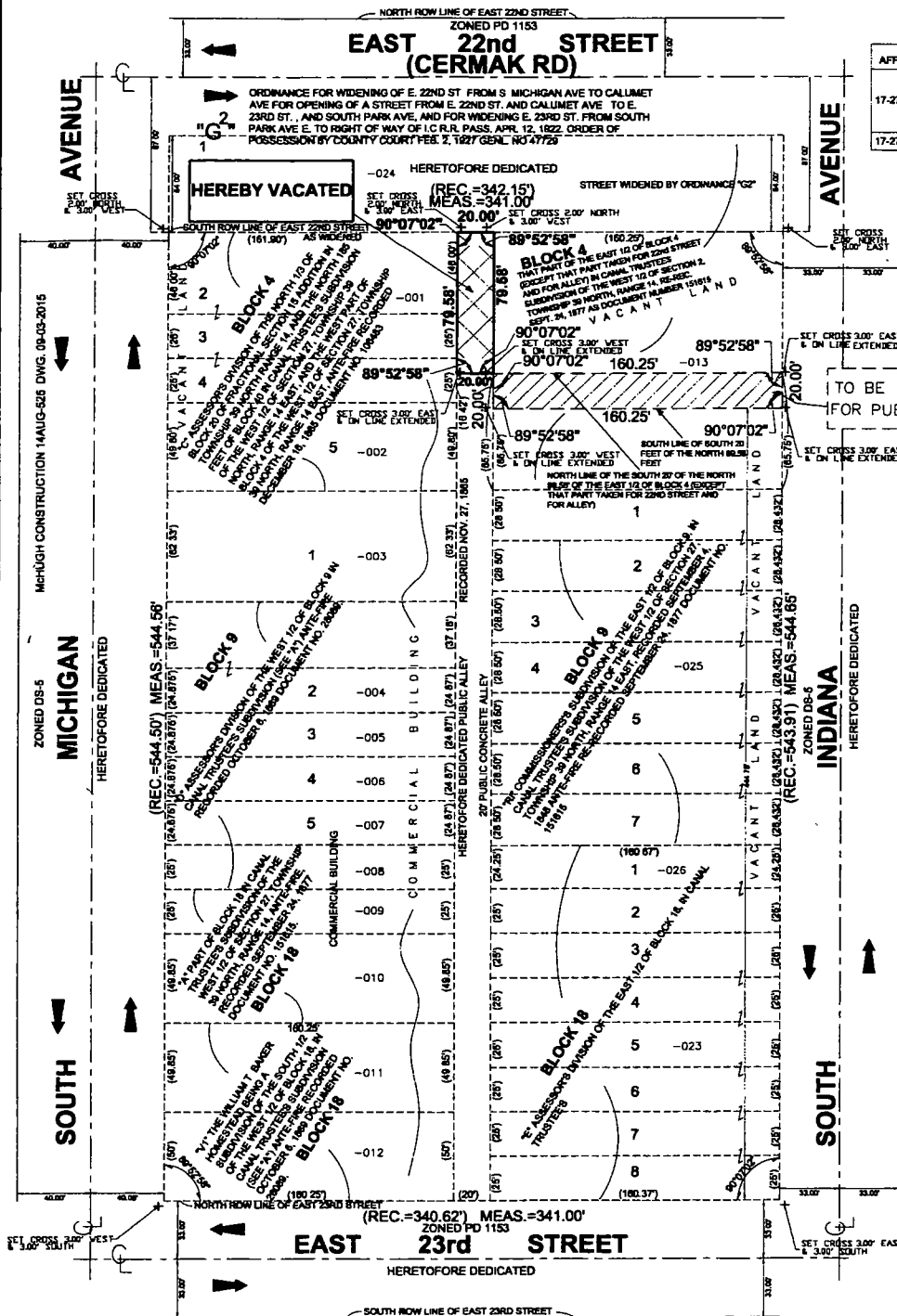
PLAT OF VACATION

LEGAL DESCRIPTION

THAT PART OF A NORTH-SOUTH 20 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EAST 22nd STREET (CERMAK ROAD) AS WIDENED BY ORDINANCE PASSED APRIL 12, 1922, ORDER OF POSSESSION COUNTY COURT FEBRUARY 2, 1927 (GENERAL NUMBER 47729, LYING WEST OF AND ADJOINING THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED SEPTEMBER 4, 1848 ANTE-FIRE AND RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615; LYING EAST OF AND ADJOINING LOTS 2, 3 AND THAT PART OF LOT 4 IN ASSESSORS DIVISION, OF OTHER LANDS AND INCLUDING, THE WEST PART OF BLOCK 4 IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST, RECORDED DECEMBER 16, 1865 AS DOCUMENT NUMBER 106483, ANTE-FIRE; AND LYING NORTH OF AND ADJOINING THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH 99.58 FEET OF SAID EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 1,591.60 SQUARE FEET, 0.0365 ACRES, MORE OR LESS.

SAID PARCEL CONTAINS,
1,591.60 SQUARE FEET MORE OR LESS
0.0365 ACRES MORE OR LESS

SCALE 1"=30'



| AFFECTED PINS | LOT (S) | EXISTING CONDITIONS |
|-------------------|---|---------------------|
| 17-27-102-013-000 | THAT PART OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THAT PART TAKEN FOR 22nd STREET AND FOR ALLEY) IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 E. RE-REC. SEPT. 24, 1877 AS DOCUMENT NUMBER 151615 | VACANT |
| 17-27-102-001-000 | LOTS 2, 3, AND 4 | VACANT |

SURVEYOR'S NOTES/LEGEND

THE ZONING CLASSIFICATION OF THE "TO BE OPENED" PROPERTY SHOWN HEREON IS DS-5 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.

DEPARTMENT OF ZONING, CITY HALL 121 NORTH LASALLE STREET ROOM 805, CHICAGO ILLINOIS (312) 744-6317, FAX 312-744-6552 FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

ZONED DS-5
LAST DATE OF FIELD WORK 8/25/14
NOTE= MONUMENTS SET

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.

CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

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NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT OF SURVEYOR'S DEFINITION.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

REGARD TO BASIS OF BEARING ANGLES ARE USED BASED ON AN ASSUMED NORTH AND THE NORTH SOUTH RIGHT OF WAY LINES.

PREPARED FOR:

McHUGH CONSTRUCTION COMPANY
c/o Richard Shaw, P.E.
1797 S. Michigan Avenue
Tel: (312) 861-0986 Chicago, Illinois 60616 Fax: (312) 431-0989

STREET CENTER LINE
PROPERTY BOUNDARY LINES
LOT LINES

LEGEND:
(12.34) RECORDED DIMENSION
12.34 MEASURED DIMENSION

EXISTING RIGHT OF WAY
RECORD LOT OR DEED LINES
TO BE DEDICATED FOR PUBLIC ALLEY
HEREBY VACATED

TRAFFIC FLOW ARROW

STATE OF ILLINOIS
COUNTY OF COOK

"I, L.R. PAGES, F.L.S., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON, DRAWN BY A REPRESENTATIVE OF SAID SURVEYOR."

THIS PROFESSIONAL LICENSE IS NON-EXPIRING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PRACTICE APPLICABLE TO BOUNDARY SURVEYING ALIENS PROFESSIONAL SURVEYOR NO. 035-0003083.

CERTIFICATE UNDER MY HAND AND SEAL THIS 27TH DAY OF SEPTEMBER 2015.

FOR THE PLAT:
L.R. PAGES, F.L.S.
LICENSE EXPIRATION DATE: 11-28-18



SEP. 28, 2015

McHUGH

DUTY TO BUILD
EXHIBIT C

James McHugh Construction Co.

1737 South Michigan Avenue

Chicago, Illinois 60616-1211

phone: 312.986.8000

fax: 312.431.8518


September 9, 2014

Ms. Rachel DeCorvo
Chicago Department of Transportation
30 N. LaSalle St., Room 500
Chicago, IL 60602


In re: James McHugh Construction Co.
Application for Vacation & Dedication
E. Cermak Rd., S. Michigan Ave., S. Indiana Ave., E. 23rd St.

Dear Ms. DeCorvo:

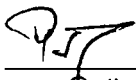
In support of my current application with the Chicago Department of Transportation's Maps and Plats unit, for a Dedication of my private property, I hereby state that I am the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the Dedication.


(initial)

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 Dedication.


(initial)

I further understand that all of the above (both public and private) must be built to City specifications as detailed in CDOT's Regulations for Openings, Construction and Repair in the Public Way.


(initial)

Lastly, I understand that the 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: 

Date: 9/10/14

Printed name: PATRICK J SEERY

Title: CEO

Organization: JAMES McHUGH CONSTRUCTION CO

Address: 1737 S MICHIGAN AVE Chicago 60616
Zip: 60616

Phone/fax: 312-986-8000

Email: PSEERY@mhughconstruction.com

Notary: 

OFFICIAL SEAL
LISA L CLARK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/30/14