



City of Chicago



O2017-8430

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/21/2017
Sponsor(s):	Quinn (13)
Type:	Ordinance
Title:	Approval of Franc Tivadar Subdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

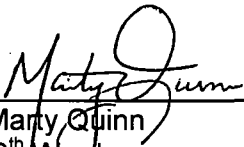
SUBDIVISION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of her designees, is each hereby authorized and directed to approve a proposed Franc Tivadar Subdivision being a subdivision of a certain lot owned by Standard Bank & Trust Company, as Trustee under Trust Agreement dated July 31, 1998 and known as Trust Number 15966 ("Developer"), in the block bounded by S. Pulaski Road, W. 74th Street (Private), W. 73rd Street and approximately S. Ridgeway Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 26-13-16-3781) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The subdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the full sized corresponding Plat approved by the Department of Transportation's Acting Superintendent of Maps and Plats.

SECTION 3. This ordinance and subdivision plat exhibit shall take effect and be in force from and after their recording.



Honorable Marty Quinn
Alderman 13th Ward

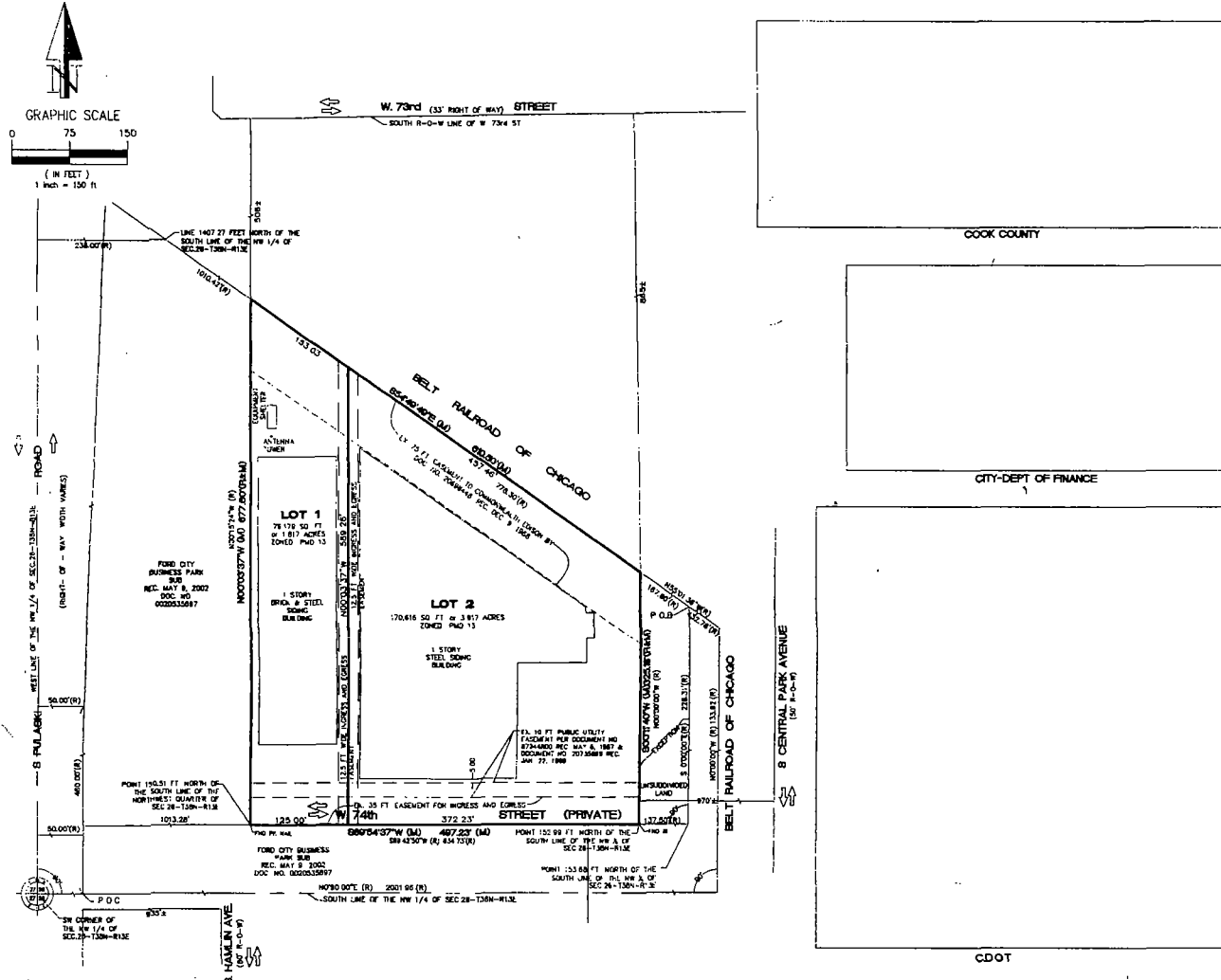
EXHIBIT "A"
PLAT OF FRANC TIVADAR SUBDIVISION

PROPERTY INDEX NUMBER
19-26-116-007-0000

THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY DESCRIPTION
IRREGULAR PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, COMMENCING AT A POINT ON THE UTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 THAT IS 50.00 FEET EAST OF, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE EASTERLY, ON AN ASSUMED BEARING OF NORTH 90 DEGREES EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, AFORESAID, FOR A DISTANCE OF 2001.96 FEET TO A POINT, THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 133.92 FEET, THENCE NORTH 55 DEGREES 1 MINUTE 36 SECONDS WEST FOR A DISTANCE OF 432.78 FEET, ALONG A LINE MEASURING 2221.55 FEET, MORE OR LESS, TO A POINT, WHICH IS 1407.27 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES, AND 238.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, ASSURED AT RIGHT ANGLES THERETO, FOR A POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 228.31 FEET TO A POINT, SAID POINT BEING 153.68 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 15 MINUTES 24 SECONDS WEST A DISTANCE OF 877.60 FEET TO A POINT, WHICH IS 150.51 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST A DISTANCE OF 1407.27 FEET TO A POINT, WHICH IS 1407.27 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 778.30 FEET WESTERLY OF THE POINT OF BEGINNING, THENCE SOUTH 55 DEGREES 1 MINUTE 36 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 778.30 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS, BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL, THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, BEING ALSO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 228.31 FEET TO A POINT, SAID POINT BEING 153.68 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 15 MINUTES 24 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 137.50 FEET TO A POINT, WHICH IS 152.89 FEET NORTH, AS MEASURED AT RIGHT ANGLES, OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST A DISTANCE OF 325.18 FEET TO A POINT IN THE AFORESAID LINE, WHICH RUNS 2221.55 FEET, MORE OR LESS, TO A POINT, WHICH IS 1407.27 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES THERETO, AND 238.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 167.80 FEET NORTHWESTERLY OF THE POINT OF BEGINNING, THENCE SOUTH 55 DEGREES 1 MINUTE 36 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 167.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

STAIN AREA OF ± 249,795 SQ FT OR 5.734 ACRES MORE OR LESS, THEREIN



OWNER'S CERTIFICATE
I, FRANC TIVADAR, DO hereby certify that the undersigned is the owner of the land described in the accompanying plat and that he has caused the same to be surveyed and mapped, as indicated thereon, for the uses and purposes therein set forth, and he hereby acknowledges and adopts the same under the title and title thereon indicated.

DATED THIS _____ DAY OF _____, A.D. 20____

SIGNATURE OF OWNER _____

ADDRESS _____

SURVEYOR'S NOTES

THIS SUBDIVISION IS BASED ON THE PREVIOUS BOUNDARY SURVEY PREPARED FOR PERMITTING AND CONSTRUCTION LAYOUT OF A NEW BUILDING IN 2013. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH. ZONING INFORMATION SHOWN HEREON BASED ON CHICAGO DEPARTMENT OF ZONING Y-LINE ZONING MAP, ADDED ON FEBRUARY 8, 2017. PROPERTY ZONE: PMD 13. SURVEY IS BASED ON FIELD WORK COMPLETED ON MARCH 12, 2015, AND UPDATED OCTOBER 12, 2015. UPON COMPLETION OF MASS GRADING, IRON PIPES SHALL BE SET AT ALL LOT CORNERS. THE FOLLOWING DESCRIBED LAND IS LOCATED WITHIN THE FOLLOWING DISTRICT(S):

ELEMENTARY SCHOOL DISTRICT 99
HIGH SCHOOL DISTRICT 99
JLLS SCHOOL DISTRICT 508

CDOT #26-13-16-3781

GEOPOL SURVEYORS
125355 LEMONT RD LEMONT, ILLINOIS 60439
PHONE (630) 739-0707 FAX (630) 739-6080
CHICAGO METRO AREA (773) 581-8477 PHONE
PROFESSIONAL DESIGN FIRM NO 184 005273
EMAIL SURVEYING@GEOPOLINC.COM

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CENTERLINE
- POINT OF BEGINNING
- POINT OF COMMENCING
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND PK/MAG NAIL
- FOUND PK/MAG NAIL
- RECORD DISTANCE
- MEASURED DISTANCE
- TRAFFIC FLOW LINE

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY I, KENNETH KENNEDY, REGISTERED ILLINOIS LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF MARCH, 2017.

Kenneth Kennedy, P.L.S. #0357003403
LICENSE EXPIRES 11-30-2018



OF

PARCEL 2.
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, CREATED IN THE DECLARATION OF EASEMENTS FOR FORD CITY BUSINESS PARK, MADE BY FIRST INDUSTRIAL, L. P., A DELAWARE LIMITED PARTNERSHIP, RECORDED SEPTEMBER 4, 1998 AS DOCUMENT 98794980, OVER, UPON AND ACROSS THE ACCESS EASEMENT PROPERTY, AS DESCRIBED THEREIN, AND AS AMENDED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS FOR FORD CITY BUSINESS PARK RECORDED MAY 22, 2002 AS DOCUMENT 020629504 AND MODIFIED BY MODIFICATION OF AMENDED AND RESTATED DECLARATION OF EASEMENTS FOR FORD CITY BUSINESS PARK RECORDED JUNE 6, 2006 AS DOCUMENT 061573215

AREA= 249,795 SQ FT OR 5.734 ACRES

PROPERTY INDEX NUMBER 19-26-116-007-0000



100 0 50 100 200

(IN FEET)

1 inch = 100 ft

GENERAL NOTES.

1. BASED ON THE TITLE COMMITMENT REPORT BY CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 1412 008086990, HLT, EFFECTIVE DATE JANUARY 16, 2013.
TO YOUR DEED, THERE ARE NO OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO THE TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR
MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON MARCH 7 AND 12, 2013
AND UPDATED OCTOBER 12, 2015

ABBREVIATIONS:

L = ARC LENGTH	N'LY = NORTHERLY
R = RADIUS	S'LY = SOUTHERLY
CH = CHORD LENGTH	E'LY = EASTERLY
(r) = RECORD VALUE	W'LY = WESTERLY
(m) = MEASURED VALUE	TYP = TYPICAL
P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT	

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

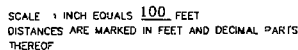
WE GEOPOOL SURVEYORS, INC DO HEREBY STATE THAT WE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEMONT, ILLINOIS OCTOBER 29, 2015

Kenneth Kennel

MY LICENSE EXPIRES 11/30/2018

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY"



GEOPOOL *RD*
SURVEYORS *3/8/17*

125355 LEMONT RD LEMONT, ILLINOIS 60439
PHONE (630) 739-0707 FAX (630) 739-6080
CHICAGO METRO AREA (773) 581-8477 PHONE
PROFESSIONAL DESIGN FIRM NO 184 005273
EMAIL: SURVEYING@GEOPOOLINC.COM

LAW OFFICES OF JOHN F. ARGOUELIUS
15133 SOUTH ROUTE 59
PLAINFIELD, ILLINOIS 60544

3740 WEST 74th STREET, CHICAGO, ILLINOIS

PLAINFIELD, ILLINOIS 60544			DRAWN K B B		CHECKED K A K		SHEET
REVISIONS			DATE 10-15-15		DATE 10-20-15		
DATE	NO.	DESCRIPTION					
03-04-17	1	REDUCED SIZE OF THE PLAT	PROJ: #15-282_PS		PROJ: #13-030		1 OF 1



CHICAGO DEPARTMENT OF TRANSPORTATION

CITY OF CHICAGO

11/10/2017

Mr. Edward Siskel
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

Attention: Ms. Lisa Misher
Chief Assistant Corporation Counsel

Re: Franc Tivadar Subdivision
Subdivision File: 26-13-16-3781

Dear Mr. Siskel:

Pursuant to a request from Mr. John Argoudelis, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed Franc Tivadar Subdivision being a resubdivision in the block bounded by W. 73rd Street, W. 74th Street (Private), S. Pulaski Road and approximately S. Ridgeway Avenue for Standard Bank Trust 15966 (beneficiary Franc Tivadar, L.P., an Illinois limited liability company) in substantially the form shown in the attached plat which for greater certainty is hereby made a part of this ordinance. This property is located in the 13th Ward.

The people to contact in connection with this proposed ordinance are attorney John Argoudelis at 815-436-9410, and owner Mr. Franc Tivadar at 773-852-0990.

Sincerely,

Luann Hamilton
Deputy Commissioner

RS: LH: RD

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

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

THE FRANE TIVADA# L.P.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. ☒ the Applicant
OR

2. ☐ a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. ☐ a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1))
State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party:

3740 W 74TH ST.
CHICAGO, IL 60629

C. Telephone: 773-852-0990 Fax: 773-735-5901 Email: TIVADA#FCEDCORP.COM

D. Name of contact person: FRANC TIVADA#

E. Federal Employer Identification No. (if you have one):

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

APPLICATION FOR SUBDIVISION 3740/3790 W 74TH ST.

G. Which City agency or department is requesting this EDS?

CDOT

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification #

N/A

and Contract #

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input checked="" type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

☐ Yes ☐ No ☒ Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) for **not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) for **trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) for **general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
<u>FRANC TIVABAH</u>	<u>GENERAL PARTNER</u>

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
FRANK TIVADAK	3740 W 74 TH ST. CHICAGO	50%
ANNA TIVADAK	3740 W 74 TH ST. CHICAGO	50%

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? ☐ Yes ☒ No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? ☐ Yes ☒ No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

☐ Yes ☒ No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
LOUIS F. ARGOUSEUS	15133 S. RT 59	ATTORNEY	\$2500.-
	PLAINFIELD, IL 60544		

(Add sheets if necessary)

☐ Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☒ No ☐ No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

N/A

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

NONE

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

NONE

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

☐ is ☒ is not

a "financial institution" as defined in MCC Section 2-32-455(b).

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes

☒ No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

☐ Yes

☒ No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name

Business Address

Nature of Financial Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(1) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

☐ Yes

☐ No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

☐ Yes

☐ No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

☐ Yes

☐ No

☐ Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

☐ Yes

☐ No

If you checked "No" to question (1) or (2) above, please provide an explanation:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and Appendices A and B (if applicable), on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and Appendices A and B (if applicable), are true, accurate and complete as of the date furnished to the City.

THE FRANC TIVADAR LP

(Print or type exact legal name of Disclosing Party)

By:

Franc Tivadar
(Sign here)

FRANC TIVADAR

(Print or type name of person signing)

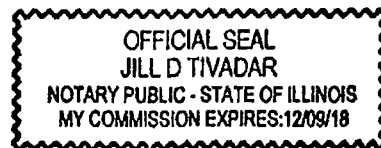
GENERAL PARTNER

(Print or type title of person signing)

Signed and sworn to before me on (date) 11/15/17,

at Cook County, IL (state).

Jill D. Tivadar
Notary Public



Commission expires: 12/09/18

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

[] Yes

☒ No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

☐ Yes

☒ No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

☐ Yes

☒ No

☐ The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.
