



City of Chicago



O2019-305

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/23/2019

Sponsor(s): Cochran (20)

Type: Ordinance

Title: Dedication of public alley(s) in area bounded by E 62nd St,
S University Ave, E 63rd St and S Greenwood Ave

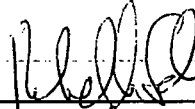
Committee(s) Assignment: Committee on Transportation and Public Way

SECTION 2. The dedications for public way are accepted upon the express condition that KMW Communities, LLC, an Illinois limited liability company ("Developer"), being the developer of the properties directly to the west of the alley areas herein dedicated, shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of building said alley 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 Developer in the attached Duty to Build Agreement (Exhibit B), hereby made a part of this ordinance.

SECTION 3. The dedications herein provided for are 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 attached Plat approved by the Department of Transportation's Acting Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. This dedication shall take effect and be in force from and after the recording of the plat.

Dedications Approved:

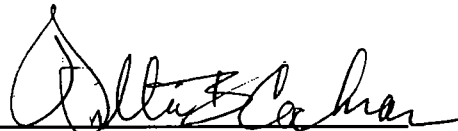


Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality



Lisa Misher
Deputy Corporation Counsel



Honorable Willie Cochran
Alderman, 20th Ward

EXHIBIT "A"

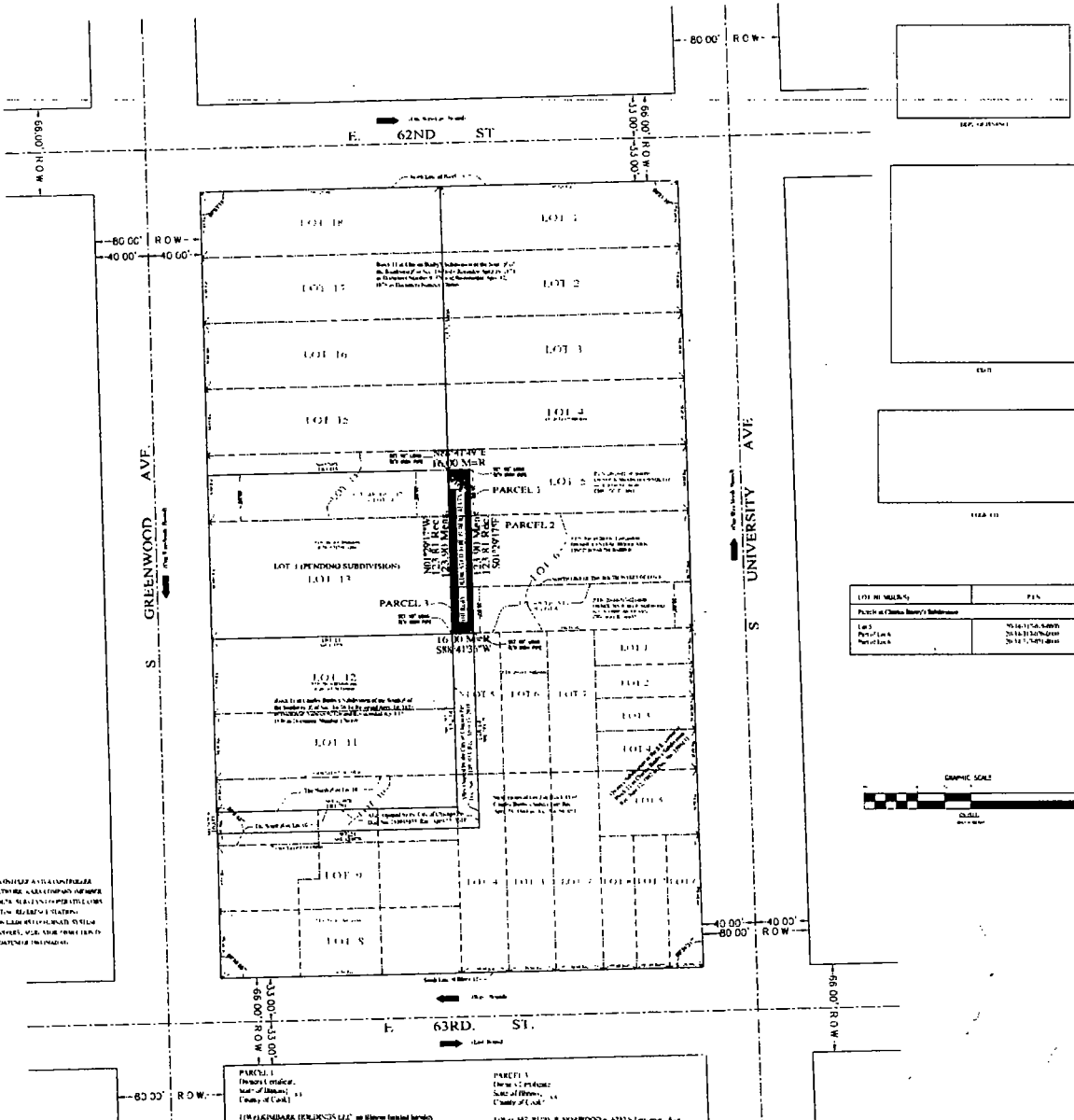
PLAT OF DEDICATION FOR ALLEY OF

PARCEL 1 The West 16 feet of the South 35 feet of Lot 2 in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14 Township 38 North Range 14 East of the Third Principal Meridian, Recorded April 19, 1873 as Document Number 92320 and Re-recorded April 12, 1878 as Document Number 176069 in Cook County, Illinois.

PARCEL 2 The West 16 feet of Lot 6 (Except the South 35 feet thereof) in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14 Township 38 North Range 14 East of the Third Principal Meridian, Recorded April 19, 1873 as Document Number 92320 and Re-recorded April 12, 1878 as Document Number 176069 in Cook County, Illinois.

PARCEL 3 The West 16 feet of the South 35 feet of Lot 6 in Block 11 in Charles Busby's Subdivision of the South 1/2 (Except 2 1/2 acres) of the Southwest 1/4 of Section 14 Township 38 North Range 14 East of the Third Principal Meridian, Recorded April 19, 1873 as Document Number 92320 and Re-recorded April 12, 1878 as Document Number 176069 in Cook County, Illinois.

Total Land Area = 1.962 ± ac. ± = 0.045 acre more or less



RECORDING INFORMATION

AN INVESTIGATION OF THE RECORDS HAS REVEALED THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY LIENS OR ENCUMBRANCES EXCEPT AS SHOWN ON THIS PLAT. THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY RESTRICTIONS OR EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY UNLAWFUL USES OR VIOLATIONS OF ANY ORDINANCES OR LAWS OF ANY JURISDICTION. THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY UNLAWFUL USES OR VIOLATIONS OF ANY ORDINANCES OR LAWS OF ANY JURISDICTION.

Surveyor's Certificate

I, **MM SURVEYING CO., INC.**, a Professional Land Surveyor, State of Illinois, County of Cook, do hereby certify that the above described property is the property of the undersigned and that the same has been surveyed and dedicated as hereon shown.

Dated: 10/15/2010 A.D. 2010
Attest: _____
Surveyor

Parcel 1 Certificate

I, **THE WINDHAM FERGUSON L.P.**, an Illinois limited liability partnership, do hereby certify that the above described property is the property of the undersigned and that the same has been surveyed and dedicated as hereon shown.

Dated: 10/15/2010 A.D. 2010
Attest: _____
Surveyor

Parcel 2 Certificate

I, **THE WINDHAM FERGUSON L.P.**, an Illinois limited liability partnership, do hereby certify that the above described property is the property of the undersigned and that the same has been surveyed and dedicated as hereon shown.

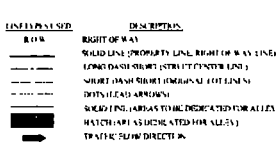
Dated: 10/15/2010 A.D. 2010
Attest: _____
Surveyor

Parcel 3 Certificate

I, **THE WINDHAM FERGUSON L.P.**, an Illinois limited liability partnership, do hereby certify that the above described property is the property of the undersigned and that the same has been surveyed and dedicated as hereon shown.

Dated: 10/15/2010 A.D. 2010
Attest: _____
Surveyor

1711 W. WALKER	PLAT
Parcel in Charles Busby's Subdivision	File Number
Parcel 1	92320-176069-001
Parcel 2	92320-176069-002
Parcel 3	92320-176069-003



MM SURVEYING CO., INC.

4412 N. MICHIGAN AVENUE, CHICAGO, ILLINOIS 60640
TELEPHONE (773) 321-8888, FAX (773) 321-8889
WWW.MM-SURVEYING.COM

PROJECT: PLAT OF DEDICATION FOR ALLEY OF
DATE: 10/15/2010
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
PROJECT MANAGER: J. J. JENSEN

Illinois Professional Land Surveyor No. 14-47378
Lic. Exp. 11/30/2020


EXHIBIT B

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


DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY


In support of my current application with the Chicago Department of Transportation's Public Way unit; for a dedication of my private property for new public way, 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:

 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: 14 - 20 - 17 - 3884

 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.

 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:  Date: 3/13/17

Printed name: Title: Bill Williams, Principal

Full Address: 2950 W Chicago ave suite 301-C
Chicago IL 60622

Organization Name: KMW Communities LLC

Phone/fax: p. 773-969-6509 f. 312-285-5885

Email: bill.will@kmwcommunities.com

Notary:

ALLEY DEDICATION 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 dedication of certain properties owned by Kimbark Holdings LLC, an Illinois limited liability company, Central Woodlawn Limited Partnership, II, an Illinois limited partnership, and Ruby Norwood, an individual, in the block bounded by E. 62nd Street, E. 63rd Street, S. Greenwood Avenue and S. University Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 14-20-17-3884) which, for greater certainty, is hereby made a part of this ordinance.

PARCEL 1: THE WEST 16 FEET OF THE SOUTH 35 FEET OF LOT 5 IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 19, 1871 AS DOCUMENT NUMBER 92320 AND RE-RECORDED APRIL 12, 1878 AS DOCUMENT NUMBER 176069, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 16 FEET OF LOT 6 (EXCEPT THE SOUTH 35 FEET THEREOF) IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 19, 1871 AS DOCUMENT NUMBER 92320 AND RE-RECORDED APRIL 12, 1878 AS DOCUMENT NUMBER 176069, IN COOK COUNTY, ILLINOIS.

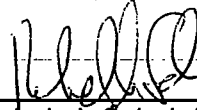
PARCEL 3: THE WEST 16 FEET OF THE SOUTH 35 FEET OF LOT 6 IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 19, 1871 AS DOCUMENT NUMBER 92320 AND RE-RECORDED APRIL 12, 1878 AS DOCUMENT NUMBER 176069, IN COOK COUNTY, ILLINOIS, TOTAL LAND AREA DEDICATED BEING= 1,982 SQ. FT. = 0.045 ACRE, MORE OR LESS

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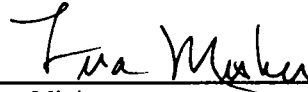
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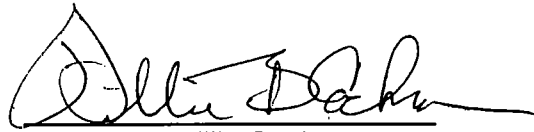


Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality



Lisa Misher
Deputy Corporation Counsel



Honorable Willie Cochran
Alderman, 20th Ward

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CDOT FILE: 14 - 20 - 17 - 3884



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Signed:  Date: 3/13/17

Printed name: Title: Bill Williams, Principal

Full Address: 2950 W Chicago ave suite 301-C
Chicago IL 60622

Organization Name: KMW Communities LLC

Phone/fax: p. 773-969-6509 f. 312-285-5885

Email: bill.will@kmwcommunities.com

Notary: