



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2022-657, Version: 1

PUBLIC STREET OPENING

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 City can enhance public access by opening new rights of way or widening existing rights of way; and

WHEREAS, the City purchased a portion of certain parcels in 2020, as described in the Warranty Deed hereto attached as EXHIBIT A from the owners; and

WHEREAS, the City seeks to use said acquired portion to widen W. Clarence Avenue between N. Canfield Avenue and N. Overhill Avenue for emergency vehicle access (CDOT File 01-41-13-3629); now therefore

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

SECTION 1. The opening of public right of way described as

THE WEST 80.00 FEET OF THE EAST 276.00 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, AND THE NORTH 9.00 FEET (MEASURED PARALLEL WITH THE NORTH LINE THEREOF) OF THE EAST 196.00 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 53.07 FEET OF THAT PART OF THE NORTHWEST VI OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE DRAWN PARALLEL WITH AND 993.49 FEET WEST OF THE EAST LINE OF SAID NORTHWEST % AS MEASURED PARALLEL WITH THE NORTH LINE THEREOF, 972.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST V* AS MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST %, 93.07 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 453.60 FEET TO THE CENTER LINE OF CANFIELD ROAD (N. CANFIELD AVENUE); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CANFIELD ROAD (N. CANFIELD AVENUE) TO A LINE DRAWN THROUGH SAID POINT OF COMMENCEMENT AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST VI TO THE POINT OF BEGINNING as shaded and

legally described by the words "HEREBY OPENED" on the Plat Of Opening hereto attached as EXHIBIT B, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to vehicular traffic as the same is intended for public use and the public interest will be subserved by such opening.

SECTION 2. The opening to public traffic herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Chicago Department of Law shall file or cause to be filed for record in the Office of the Cook County Clerk Recordings Division a certified copy of this ordinance and all exhibits.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon its recording.

Opening Approved:

Gia Biagi Commissioner
Department of Transportation

Introduced By:

Warranty Deed Illinois Statutory

Doc* 2005516191 Fee *8S.80

RHSP FEE:\$9.00 RPRF FEE: \$1.00 <http://fl.00>

EDUARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

date: 01/08/2023 6:17 pm pc: i of e

GIT

THE GRANTOR(S), Healy & McMahon, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, and Brian Healy and Bridget Healy, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION

(GRANTEE'S ADDRESS) 121 N. LaSalle Street, Room 600, Chicago, Illinois 60602, of the County of Cook,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"]

PIN: 12-01-105-089-0000 and 12-01-105-090-0000

Property Address: 6226 North Ozanam Avenue, Chicago, Illinois 60631

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

2020

Exempt under provisions of Paragraph J Section 4,

Real Estate Transfer Tax . . .

Date	Buyer, Seller or Representative
------	---------------------------------

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, and general real estate taxes accrued on the date of this Warranty Deed and thereafter

Dated this

Day of februk**

[SIGNATURE PAGE TO FOLLOW)

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Healy & McMahon, LLC, an Illinois limited liability company Bv: Brian Healy, individually and as Member and Manager

Healy & McMinon, LLC, an Illinois limited liability company By: Bridget Healy, individually and as Member

Brian Healy

REAL ESTATE TRANSFERTAX 21-FeW»20 jTSZ CHICAGO: 000 TATE TRANSFER TAX 2-^~T
ggSk CTA" 0 00
COUNTY: 000 gjggi000.
J9k i@V U.UN04S: 000 TOTAL:
G» ^ TOTAL: _ _ 000 "H^BEMMol-20200201620103 | 0*30-»*>-W
" -^iOMBOMT ■ no20b201620103 | 1-WW08-992 • Total ^ not mdude any appOeabte P-natty o, mtar.rt due.

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STATE OF ILLINOIS, COUNTY
OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY
THAT

Brian Healy

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and
delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

Given un niy linn J nntfi-ttffi^nJ.ifjU. this 1 i day of _ QJdfy^n 2020

OTARY PUBLIC

OFFICIAL SEAL
JACQUELINE WILLIAMS
NOTARY PUBLIC - STATE OF ILLINOIS
< MY COMMISSION EXPIRES:05/18/23
<^/WW^,»w^Wt^%A^A<

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Bridget Healy

OFFICIAL SEAL MY COMMISSION EXPIRES

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of February 2020
TARY PUBLIC

- IMP

Prepared By: Daniel B. Pappano
SMITH, HEMMESCH, BURKE & KACZYNSKI 10
South LaSalle Street Suite 2660
Chicago, IL 60603-6304

Name & Address of Taxpayer:

I A) JO. uS*l&&tm kOO

Attn if P/omin

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STATEMENT BY GRANTOR AND GRANTEE

2Q^QSignature:

The grantor or his agent affirms that, to the best of his knowledge, (he name of the grantee shown on the deed assignment of beneficial interest in land trust is either fl. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated

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\ iflftComii-vJu:' "•■•!' 'v »

Subscribed and sworn to before Me by (he said \ \$Fir>r**ar this J2EC«ay of fS^yrft rT 20 ?

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NOTARY PUBLIC

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or

WHEREAS, the City can enhance public access by opening new rights of way or widening existing rights of way; and

WHEREAS, the City purchased a portion of certain parcels in 2020, as described in the Warranty Deed hereto attached as EXHIBIT A from the owners; and

WHEREAS, the City seeks to use said acquired portion to widen W. Clarence Avenue between N. Canfield Avenue and N. Overhill Avenue for emergency vehicle access (CDOT File 01-41-13-3629); now therefore

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BEGINNING AT A POINT IN A LINE DRAWN PARALLEL WITH AND 993.49 FEET WEST OF THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ AS MEASURED PARALLEL WITH THE NORTH LINE THEREOF, 972.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ AS MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$, 93.07 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 453.60 FEET TO THE CENTER LINE OF CANFIELD ROAD (N. CANFIELD AVENUE); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF CANFIELD ROAD (N. CANFIELD AVENUE) TO A LINE DRAWN THROUGH SAID POINT OF COMMENCEMENT AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING as shaded and legally described by the words "HEREBY OPENED" on the Plat Of Opening hereto attached as EXHIBIT B, which plat for greater

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exhibits.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon its recording.

Opening Approved:

**Commissioner
Department of Transportation**

Introduced By:

**Warranty
Statutory**

**Honorable Anjmony
Alderman ,JWst Ward
Deed**

**Napolitano
Illinois**

Doc* 2005516191 Fee \$8i?.00

RHSP FEE:\$9.ee RPRF FEE: t1.ee <http://t1.ee>

EDHARD M. HOODY

COOK COUNTY RECORDER OF SEEDS

DATE: 62/24/2026 63:17 Ptl PC: 1 OF 6

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THE GRANTOR(S), Healy & McMabon, LLC, an Illinois limited liability company, ofthe City of Chicago, County of Cook, State of Illinois, and Brian Healy and Bridget Healy, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION

(GRANTEE'S ADDRESS) 121 N. LaSalle Street, Room 600, Chicago, Illinois 60602, ofthe County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION"]

PIN: 12-01-105-089-0000 and 12-01-105-090-0000

Property Address: 6226 North Ozanam Avenue, Chicago, Illinois 60631

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, and general real estate taxes accrued on the date of this Warranty Deed and thereafter

/to*

Dated this §° Day of februk^

[SIGNATURE PAGE TO FOLLOW]

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, Section 4,
Exempt under provisions of Paragraph,
Real Estate TransforAcL^ .

Representative	Data	Buyer. Seller or Re
Healy & McMahon, LLC, an Illinois limited liability company		By: Brian Healy, individually and as Member and Manager

REAL ESTATE THANSFERTAX_

COUNTY: ILLINOIS: TOTAL:

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REAL ESTATE TRANSFER TAX

CHICAGO CTA TOTAL

^40SO*MX>00 | 2^00201620103 | 0^^- Total does not .ndude any »PP<ie»We penaBy o, interest due.

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STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Brian Healy

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal of office this 11th day of May, 2020.

Notary Public in and for said County, in the State of Illinois, my commission expires 05/18/23.

NOTARY PUBLIC

OFFICIAL SEAL JACQUELINE WILLIAMS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/18/23

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Bridget Healy

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NOTARY PUBLIC

MY COMMISSION EXPIRES - 05/18/23

Prepared By: Daniel B. Pappano
SMITH, HEMMESCH, BURKE & KACZYNSKJ 10
South LaSalle Street Suite 2660
Chicago, IL 60603-6304

Mall To:

pf M 6

Name & Address of Taxpayer:

Ctfa \$ OniC^g

Attn MI? P/nmin

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, (the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated

Subscribed and sworn to before

Me by the said ^m^Axar this £ENay of Kp^^rxi 20 7Q '

NOTARY PUBLIC ""^/H^

2Q^QSigna

Grantor or Agent (V

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Dale

Subscribed and sworn to before Me by the said t""^fo

20_JG© NOTARY PUBLIC

20c3uP Signature:

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NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or AB1 to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXHIBIT "A"

THE WEST 80.00 FEET OF THE EAST 276.00 FEET, AS MEASURED ALONG THE NORTH AND-SOUTH LINES THEREOF, AND THE NORTH 9.00 FEET (MEASURED PARALLEL WITH THE NORTH LINE THEREOF) OF THE EAST 196.00 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 53.07 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THAT IS DESCRIBED AS FOLLOWS:

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Property address: 6226 North Ozanam Avenue, Chicago, IL 60631 Tax Number: 12-01-105-089-0000

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