

14-R-12

A RESOLUTION

**Approving a Plat of Consolidation for
Six Lots Located at 1700-22 Central Street**

WHEREAS, pursuant to Subsection 4-13-1-(B) of the Evanston City Code of 1979, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

WHEREAS, Eastwood Apartments, LLC (the "Applicant") seeks approval of a plat of consolidation of six (6) adjacent lots commonly known as 1700-22 Central Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 13 of the City Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

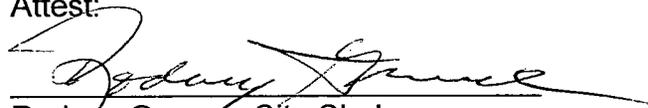
SECTION 2: Pursuant to Title 4, Chapter 13 of the City Code, the City Council hereby approves the proposed Plat of Consolidation, attached hereto as Exhibit B and incorporated herein by reference.

SECTION 3: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

SECTION 4: This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: February 27, 2012

EXHIBIT A**Legal Description****PARCEL 1:**

LOTS 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGEL QUILMETTE RESERVATION RECORDED IN BOOK 29, PAGE 58 OF MAPS AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSESSOR'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 45 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN BLOCK 9 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGEL QUILMETTE RESERVATION RECORDED IN BOOK 29, PAGE 58 OF MAPS AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILWAY AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSESSOR'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 45 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.

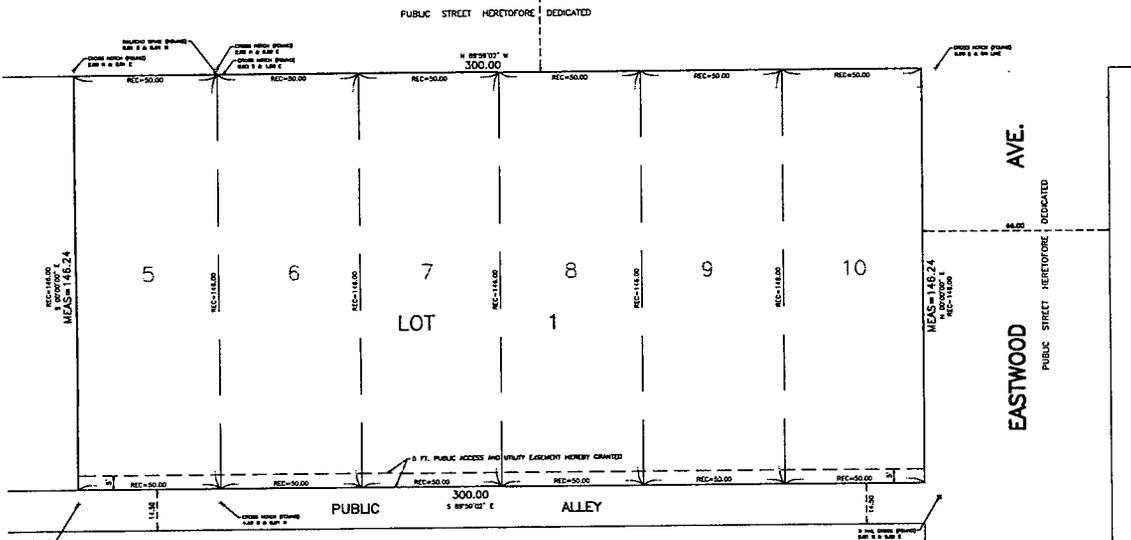
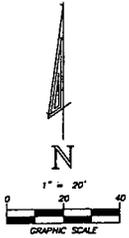
COMMONLY KNOWN AS: 1700-22 Central Street, Evanston, Illinois.

EXHIBIT B

Plat of Consolidation

EASTWOOD OF EVANSTON PLAT OF CONSOLIDATION

LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHWAVE QUARTER RESERVATION RECORDED IN BOOK 26, PAGE 50 OF MAPS AND ALSO OF LOTS 1, 2 AND THAT PART OF LOT 3 LYING BETWEEN THE CHICAGO AND SALUBRANCE RAILROAD AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSessor'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 40 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.



OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT
STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE EASTWOOD OF EVANSTON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF CONSOLIDATING SAID INTO ONE LOT AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ACCEPT THE SAME UNDER THE TITLE AND TITLE HEREON SHOWN. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE LAND INCLUDED HEREON FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: EVANSTON/PEDDERS SCHOOL DISTRICT NO. 1500 MC DONALD, AVE. EVANSTON, ILL. 60021; (DAYS) 8th-10th GRADE EVANSTON TOWNSHIP HIGH SCHOOL, DISTRICT 302, 1800 DOODGE AVE., EVANSTON, ILL. 60024, (NITE) 424-7000.

SIGNED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 2012
THE EASTWOOD OF EVANSTON, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY
BY: _____ TITLE: _____

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE EASTWOOD OF EVANSTON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS RELATED ONLY FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2012
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
BY: _____ TITLE: _____

MORTGAGEE'S CONSENT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT AS HOLDER OF A CERTAIN MORTGAGE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON _____ I HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE PLAT OF CONSOLIDATION HEREON DRAWN AND AGREES THAT SAID MORTGAGEE IS SUBJECT THERETO. IN WITNESS WHEREOF, BANK OF AMERICA, N.A. HAS CAUSED THIS CONSENT OF MORTGAGEE TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER ON ITS BEHALF IN CHICAGO, ILLINOIS, ON THIS _____ DAY OF _____ A.D. 2012.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION
BY: _____ TITLE: _____

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2012
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
BY: _____ TITLE: _____

CORPORATE AUTHORITY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ CITY CLERK OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, AT A MEETING HELD ON THIS _____ DAY OF _____ A.D. 2012, IN WITNESS WHEREOF, I SET MY HAND AND OFFICE SEAL OF SAID CITY THIS _____ DAY OF _____ A.D. 2012.

SIGNED: _____ CITY CLERK, EVANSTON, ILL.

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ FINANCE DIRECTOR OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR PENDING SPECIAL ASSESSMENTS, OR ANY OTHER INSTALLMENTS THEREOF THAT HAVE BEEN APPROVED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED AT EVANSTON, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 2012.
FINANCE DIRECTOR, EVANSTON, ILL.

ZONING ENFORCEMENT OFFICER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012.

BY: _____ ZONING ENFORCEMENT OFFICER, EVANSTON, ILL.

DIRECTOR OF PUBLIC WORKS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012.

BY: _____ DIRECTOR OF PUBLIC WORKS, EVANSTON, ILL.

CORPORATION COUNSEL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE CORPORATION COUNSEL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012.

BY: _____ CORPORATION COUNSEL, EVANSTON, ILL.

COUNTY CLERK STAMP



TAX PARCEL PERMANENT INDEX NUMBERS:
10-12-201-CO-0000 and 10-12-201-CO-0001

PLAT SUBMITTED BY AND SEND TAX ID NO.:
THE EASTWOOD OF EVANSTON, LLC
480 WASHINGTON AVENUE, SUITE #7
EVANSTON, ILLINOIS 60003

AFTER RECORDING RETURN TO:
DEPT OF SURVEYING
ZONING DEPARTMENT OF THE COMMUNITY DEVELOPMENT DEPARTMENT
2100 NICE AVENUE #700
EVANSTON, ILL. 60021

PUBLIC ACCESS AND UTILITY EASEMENT GRANT AND PROVISIONS

4.5 FT. EASEMENT FOR SERVICE THAT PROPERTY AND OTHER PROPERTY WITH PUBLIC ACCESS, ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE WATER BARR, SEWER, STORM SEWER, STORM SEWER AND DRAINAGE SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH PUBLIC ACCESS AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOURCE AND SOCIAL, NATURAL GAS, WATER BARR, SEWER, STORM SEWER AND DRAINAGE SERVICES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "3 FT. PUBLIC ACCESS AND UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL, REPAIR, REPLACE, MAINTAIN, OPERATE AND REMOVE SERVICE CONNECTORS OVER OR UNDER THE SURFACE OF THE LOT TO SOME APPROVED THEREON, OR ON ADJACENT LOTS, AND TO SOME SERVICE CONNECTORS, AS NEAR AS POSSIBLE, AND THE RIGHT TO CUT, TRIM OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS AND BRANCHES, AND TO SOME SERVICE CONNECTORS, AS NEAR AS POSSIBLE, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, PERMANENT BARRIERS AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED OVER OR UNDER THE RIGHTS RESERVED BY THIS GRANT. WITHIN THE BOUNDARIES OF THE GRANTEES, AFTER INSTALLATION OF ANY SUCH GRANTEE'S FACILITIES, THE GRANT WRITTEN HEREON BY THE GRANTEES, AFTER INSTALLATION OF ANY SUCH GRANTEE'S FACILITIES, THE GRANT WRITTEN HEREON BY THE GRANTEES SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ANY LANDSCAPING, GRASS, SHRUBS AND TREES, FENCES, Fencing AND CURBS THAT ARE REQUIRED TO BE REMOVED OR DISTURBED TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE GRANTED FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE THE GRANTEES AT THE GRANTEES' EXPENSE.

APPROVED BY: _____ THE _____ DAY OF _____ 2012
DIRECTOR OF PUBLIC WORKS AND ENGINEERING

PROFESSIONAL AUTHORIZATION
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-1817, DO HEREBY AUTHORIZE THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, TO SIGN AND AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN COOK COUNTY RECORDING OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPHS 3, 5 AND 6.

SIGNED AT BENSenville, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012.
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 104-002910

Edward J. Molloy
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1817
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 104-002910
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF CONSOLIDATING SAID INTO ONE LOT:
LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 9 IN NORTH EVANSTON BEING A SUBDIVISION OF LOTS 11, 12, 13, 14, 15, 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHWAVE QUARTER RESERVATION RECORDED IN BOOK 26, PAGE 50 OF MAPS AND ALSO OF LOTS 1, 2 AND THAT PART OF LOT 3 LYING BETWEEN THE CHICAGO AND SALUBRANCE RAILROAD AND THE WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF ASSessor'S PLAT OF EVANSTON, RECORDED IN BOOK 143, PAGE 40 OF MAPS, ALL IN COOK COUNTY, ILLINOIS.
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. UNLESS OTHERWISE SHOWN IN FEET AND DECIMAL PARTS THEREOF, I FURTHER CERTIFY THAT AN EXAMINATION OF THE FEDERAL GOVERNMENT MANAGEMENT AGENCY (FEDERAL INSURANCE RATE MAP COMMUNITY PANEL) NO. 130200020 WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES NOT FALL WITHIN UNSHADDED ZONE "D" DEFINED AS AREAS OUTSIDE OF THE 100-YEAR FLOOD AREA. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY INCLUDED BY THIS PLAT OF CONSOLIDATION IS SITUATED WITHIN 500 FEET OF A SURFACE WATER OR WATER COURSE SHOWING A 100-YEAR FLOOD AREA OF SAID AREA (OR HEREIN) FURTHER CERTIFY THAT THE LINE INDICATED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY ARTICLE 11 OF THE ILLINOIS CONSTITUTION. I FURTHER CERTIFY THAT THE CONCRETE MONUMENTS AND BARRIERS NOTED ON THE ANNEXED PLAT SHALL BE ESTABLISHED AFTER CONSTRUCTION HAS BEEN COMPLETED ON THE SITE.

SIGNED AT BENSenville, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012.
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 104-002910

Edward J. Molloy
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1817
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 104-002910
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)



ORDER NO.: 2011-0245(A)
FILE: 12-41-13
PROJECT NO.: 1799

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1234 MAIN STREET, BENSenville, ILLINOIS 60108 (800) 993-2600 FAX(800) 993-4700
E-MAIL: EDJ@EJMOLLOY.COM

VALID ONLY WITH EMBOSSED SEAL

