

**13-R-19**

**A RESOLUTION**

**Approving a Plat of Resubdivision for  
2101 Darrow Avenue**

**WHEREAS**, pursuant to Subsection 4-11-1(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

**WHEREAS**, the City intends to resubdivide the property located at 2101 Darrow Avenue, 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 11 of the City Code, subject to certain conditions,

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

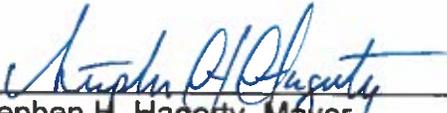
**SECTION 1:** The foregoing recitals are found as fact and incorporated herein by reference.

**SECTION 2:** Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Resubdivision, attached hereto as Exhibit B and incorporated herein by reference, subject to the following conditions:

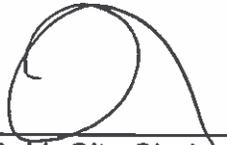
- (A)** The final plat of subdivision must substantially conform to the Rita Kats Subdivision plat prepared by T.K.D. Land Surveyors, Inc., attached as Exhibit B B, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

**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.

  
\_\_\_\_\_  
Stephen H. Hagerly, Mayor

Attest:



\_\_\_\_\_  
Devon Reid, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michelle L. Masoncup, Corporation Counsel

Adopted: February 11, 2019

**EXHIBIT A**

**Legal Description**

**PARCEL 1:**

LOTS 11 AND 12 IN TRAVERS SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 9 IN TRAVERS SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 10 IN TRAVERS SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN(s):**        10-12-419-013-0000  
                     10-12-419-014-0000  
                     10-12-419-015-0000

**COMMONLY KNOWN AS:**        2101 Darrow Avenue, Evanston, Illinois.

**EXHIBIT B**

**Plat of Resubdivision**

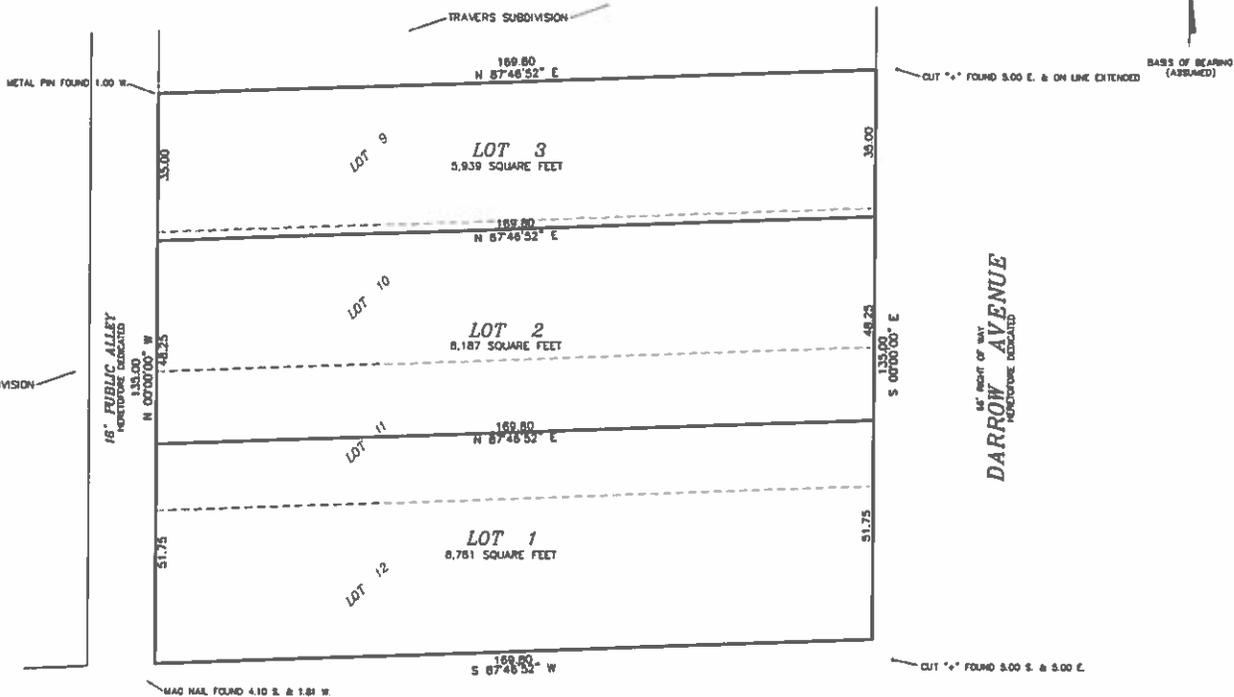
20 0 20 40 60

Scale 1" = 20'

T.K.A. Land Surveyors, Inc.  
P.O. Box 212, South Elgin, Illinois 60177  
Phone (815) 887-5282  
tksurveyors@comcast.net

# RITA KATS SUBDIVISION

BEING A RESUBDIVISION OF LOTS 9 TO 12 (BOTH INCLUSIVE) IN TRAVERS SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



### PROPERTY OWNER CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

I, (HE) \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM THE TITLE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED FOR THE PURPOSE OF SUBDIVIDING IT INTO THREE LOTS, AS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_ A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED AND DELIVERED THE SAME INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### MORTGAGE CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. \_\_\_\_\_ DOES HEREBY CONSENT TO THE PLAT OF SUBDIVISION HEREON DRAWN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

ATTEST: \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_ A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED AND DELIVERED THE SAME INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

- \* All dimensions shown are given in feet & decimal parts thereof.
- \* No angles or distances are to be assumed by scaling.
- \* The bearings on this plat are not related to any system but indicate only angular relationships.

Scale: 1"=20'  
Order # 18-128  
Address: 2101 Darrow Ave.  
Evanston, IL 60121  
Ordered by: Ritzy Kats

EXISTING P.J.N. 10-12-419-013-0000  
10-12-419-014-0000  
10-12-419-015-0000

66' RIGHT OF WAY  
SIMPSON STREET  
HERETOFORE DEDICATED

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_ COOK COUNTY CLERK DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

\_\_\_\_\_  
COUNTY CLERK

### ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

### DIRECTOR OF PUBLIC WORKS AGENCY CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

### CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

### CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

### CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_ COLLECTOR FOR THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

BY: \_\_\_\_\_

SUBMITTED BY AND RETURN PLAT:

CITY OF EVANSTON DEPARTMENT OF COMMUNITY DEVELOPMENT  
2100 RIDGE AVENUE  
EVANSTON, ILLINOIS 60201

### LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK )

T.K.A. LAND SURVEYORS, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING IT INTO THREE (3) LOTS AS SHOWN HEREON:

LOTS 9 TO 12 (BOTH INCLUSIVE) IN TRAVERS SUBDIVISION OF THE EAST HALF OF BLOCK 9 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IT FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP PANEL NUMBER 17031C0285; EFFECTIVE DATE: AUGUST 19, 2008).

IT FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CITY OF EVANSTON, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

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

FIELDWORK COMPLETED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

BY: \_\_\_\_\_  
KEITH E. DELANEY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3385  
LICENSE EXPIRES 11-30-2020



PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184.002204 EXPIRES 04-30-2019