

6/12/2008

82-O-08

AN ORDINANCE

**Dedicating a Portion of 1228 Emerson Street
to the City of Evanston**

WHEREAS, Ferris Homes, Inc., has requested dedicating a portion of 1228 Emerson Street to the City of Evanston, Illinois, part of Permanent Index Numbers 11-18-111-013 and 11-18-111-015; and

WHEREAS, this portion of 1228 Emerson Street is located east of and adjacent to a public alley located south of Emerson Street, and west of Green Bay Road; and

WHEREAS, Ferris Homes, Inc., has entered into a contract to purchase 1228 Emerson Street, a portion of which lies east of the public alley; and

WHEREAS, Ferris Homes, Inc., desires to construct a forty-nine (49) unit condominium development and provide safe vehicular access between the development and said public alley by dedicating this portion of 1228 Emerson Street to the City;

WHEREAS, Ferris Homes, Inc., will construct improvements to the public alley as required of the approved Planned Unit Development granted by Ordinance 10-O-05; and

WHEREAS, it is in the best interests of the City to accept the dedication from Ferris Homes, Inc.,

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

SECTION 1: That the certain portion of 1228 Emerson Street legally described as:

THAT PART OF LOT 1 AND LOT 2 (EXCEPT FROM SAID LOT 1 THE FOLLOWING TRACT: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1 AND RUNNING SOUTHEASTERLY 120 FEET PARALLEL TO AND ALONG THE WESTERLY LINE OF THE PUBLIC WAY FORMERLY KNOWN AS WEST RAILROAD AVENUE AND NOW KNOWN AS GREENBAY ROAD: THENCE WESTERLY 60 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 1: THENCE NORTHWESTERLY PARALLEL TO THE WESTERLY LINE OF SAID RAILROAD AVENUE OR GREENBAY ROAD, 120.00 FEET: THENCE EASTERLY 60.00 FEET TO THE PLACE OF BEGINNING), ALL IN CIRCUIT COURT PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PORTION TAKEN OR USED FOR GREENBAY ROAD NOW KNOWN AS RIDGE AVENUE), IN COOK COUNTY, ILLINOIS,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 29.01 FEET; THENCE SOUTH 29 DEGREES 39 MINUTES 38 SECONDS WEST, 28.79 FEET; THENCE SOUTH 05 DEGREES 00 MINUTES 00 SECONDS WEST, 30.68 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 56 SECONDS EAST, 99.55 FEET; THENCE SOUTH 16 DEGREES 04 MINUTES 04 SECONDS WEST, 24.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG WEST LINE OF LOTS 1 AND 2, NORTH 03 DEGREES 55 MINUTES 56 SECONDS WEST, 178.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

and depicted in the attached Plat of Dedication incorporated into this Ordinance as Exhibit A, is hereby dedicated, inasmuch as the corporate authorities of the City of Evanston have determined that the public interest will be served by the aforesaid dedication, provided that said dedication shall be subject to the following terms and conditions:

1. That in the event of litigation, Ferris Homes, Inc., will hold the City of Evanston harmless and defend it against any lawsuits resulting from the subject dedication.

SECTION 2: That a certified copy of this Ordinance 82-O-08, together with a true and correct plat of said dedication, be recorded at the Office of Recorder of Deeds in

Cook County, Illinois.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: That this Ordinance 82-O-08 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: July 14, 2008

Adopted: July 28, 2008

Approved:

July 29, 2008

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:

Rodney Greene
Rodney Greene, City Clerk

Approved as to form:

Elke Tober-Purze
Elke Tober-Purze, ~~Interim~~
First Assistant Corporation Counsel

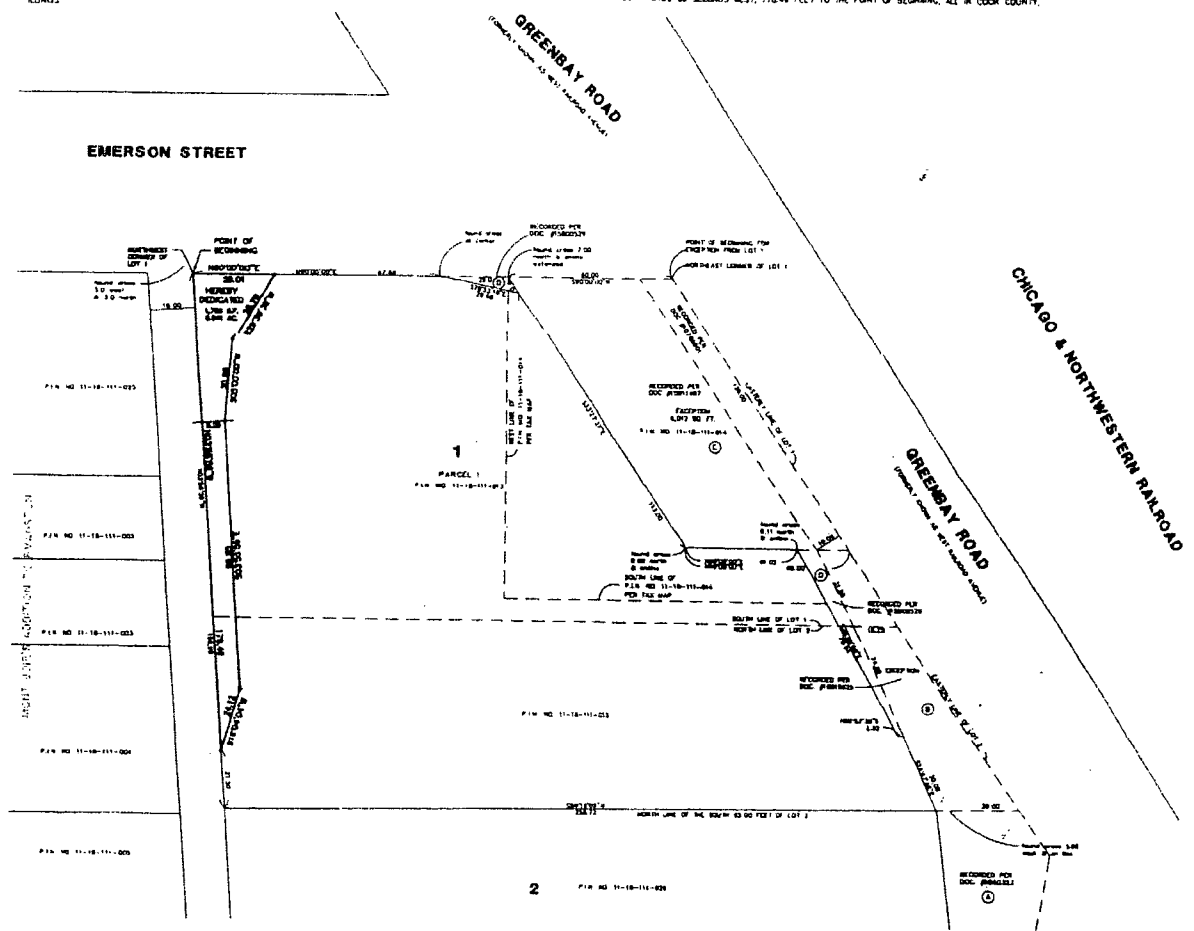
EXHIBIT A

**Plat of Dedication
Ferris Condominiums
GreenBay Road and Emerson Street
Evanston, Illinois
(12 June 2008)**

PLAT OF DEDICATION

THAT PART OF LOT 1 AND LOT 2 (EXCEPT FROM SAID LOT 1 THE FOLLOWING TRACT, BEGINNING AT THE NORTHEASTLY CORNER OF LOT 1 AND RUNNING SOUTHEASTERLY 130 FEET PARALLEL TO AND ALONG THE WESTERLY LINE OF THE PUBLIC WAY FORMERLY KNOWN AS WEST PARKROAD AVENUE AND NOW KNOWN AS GREENBAY ROAD; THENCE WESTERLY 60 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY PARALLEL TO THE WESTERLY LINE OF THE SAID PARKROAD AVENUE OR GREENBAY ROAD, 130.00 FEET; THENCE EASTERLY 80.00 FEET TO THE PLACE OF BEGINNING; ALL IN GREAT COAST PARCELS OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION OF UNASSIGNED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PORTION TAKEN OR USED FOR GREENBAY ROAD NOW KNOWN AS WEST AVENUE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 76.01 FEET; THENCE SOUTH 28 DEGREES 38 MINUTES 00 SECONDS WEST, 38.78 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, 30.80 FEET; THENCE SOUTH 03 DEGREES 35 MINUTES 24 SECONDS EAST, 99.55 FEET; THENCE SOUTH 18 DEGREES 04 MINUTES 04 SECONDS WEST, 34.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG WEST LINE OF LOTS 1 AND 2, NORTH 03 DEGREES 55 MINUTES 54 SECONDS WEST, 178.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



State of Illinois / s.s.
County of Cook / s.s.

Approved by the Council of the City of Evanston, Illinois, at a meeting held on the _____ day of _____ A.D. 20____, in witness whereof, I set my hand and affix the Corporate Seal of said City, this _____ day of _____ A.D. 20____.

City Clerk, Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

Approved this _____ day of _____ A.D. 20____.

Zoning Enforcement Officer, Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

I, _____ City Collector of the City of Evanston, Illinois, do hereby certify that there are no delinquent or unpaid current or deferred special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this Plat of Dedication.

Dated this _____ day of _____ A.D. 20____.

City Collector, Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

Approved this _____ day of _____ A.D. 20____.

Director of Public Works, Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

Approved this _____ day of _____ A.D. 20____.

Corporation Counsel, Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

does hereby certify that they are the owner of the property described in the above caption and that as owner(s) have caused the said property to be surveyed, subdivided, stakes and plotted as shown hereon for the purpose of having this plat recorded as provided by law.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____ A.D. 20____.

By: _____
Evanston, Illinois

State of Illinois / s.s.
County of Cook / s.s.

I, _____ a Notary Public in and for the County and State aforesaid, do hereby certify that personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such name(s) appeared before me this day in person and acknowledged that they signed and delivered this plat as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____ A.D. 20____ at _____ Illinois.

My commission expires _____.

Notary Public

I, Kevin C. Lewis, Illinois Professional Land Surveyor No. 3681, do hereby grant permission to _____ to record this plat and provide the surveyor a recorded copy of same.

Dated this _____ day of _____ A.D. 20____.

Kevin C. Lewis
Illinois Professional Land Surveyor
My license expires November 30, 2008



State of Illinois / s.s.
County of Cook / s.s.

I, Kevin C. Lewis, Illinois Professional Land Surveyor No. 3681, do hereby certify that I have prepared the plat hereon drawn from previous plats and records for dedication purposes as shown hereon.

Dated this _____ day of _____ A.D. 20____.

Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
My license expires November 30, 2008



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED FROM SCALING.

Compare your description and site markings with the plan and at ONCE report any discrepancies which you may find.

- (A) QUIT CLAIM TO CITY OF EVANSTON DOCUMENT 9850323 BOOK 25362 PAGE 392-393, RECORDED NOVEMBER 23, 1927.
- (B) QUIT CLAIM TO CITY OF EVANSTON DOCUMENT 10819625 BOOK 28883 PAGE 120-121, RECORDED JANUARY 2, 1931.
- (C) WARRANTY DEED TO CITY OF EVANSTON DOCUMENT 15911497 BOOK 50529 PAGE 86-97, RECORDED MAY 18, 1954.
- (D) QUIT CLAIM TO CITY OF EVANSTON DOCUMENT 15600529 BOOK 49945 PAGE 119-121, RECORDED DECEMBER 26, 1953.

REVISED 06/12/08
REVISED 05/28/08
REVISED 06/29/05
DATE PREPARED 02/24/05

PLAT OF DEDICATION
FERRIS CONDOMINIUMS
GREENBAY ROAD & EMERSON STREET
EVANSTON, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEBCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WASHINGTON STREET, SUITE 200, EVANSTON, ILLINOIS 60201
TEL: (815) 233-1113 FAX: (815) 233-1117

DESIGNED FOR: FERRIS HOMES
FIELD CREW: N/A
FIELD WORK: N/A
DRAWING: JI/SJM
SCALE: 1"=30'

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions attached to be surveyed contain a proper description of the required building lines or easements.

