

# PLAT OF RESUBDIVISION THE MILWAUKEE AT AUSTIN RESUBDIVISION

### LEGAL DESCRIPTION:

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THOSE PARTS OF SAID LOTS USED FOR WIDENING OF N. AUSTIN AVENUE, N. MILWAUKEE AVENUE AND OR THAT WERE RESUBDIVIDED) IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1988 AS DOCUMENT NO. 1003446, TOGETHER WITH LOTS 1, 2, 3, 4 AND 5 IN SAGARTZ' RESUBDIVISION OF LOT 4 IN SAID COUNTY CLERK'S DIVISION AS RECORDED OCTOBER 30, 1950 AS DOCUMENT NO. 14939078, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED LAND CONTAINING 83676 SQUARE FEET OR 1.921 ACRES, MORE OR LESS.

### OWNERS AND INTERESTED PARTIES

J.P. MORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NORWOOD PARK SAVINGS AND LOAN ASSOCIATION, AN ILLINOIS CORPORATION

HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED IN THE MANNER HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

TITLE: \_\_\_\_\_

Parcel #	Area [Sq Ft]	Area [Ac]
Lot 1	5117	1.1735 More or Less
Lot 2	32559	0.7475 More or Less
Total	83676	1.921 More or Less

### AFFECTED PINS:

- 13-05-314-005 (PART OF LOT 1 IN COUNTY CLERK'S DIVISION)
- 13-05-314-006 (PART OF LOT 2 IN COUNTY CLERK'S DIVISION)
- 13-05-314-007 (PART OF LOT 3 IN COUNTY CLERK'S DIVISION)
- 13-05-314-021 (LOTS 1, 2, 3, 4 AND 5 IN SAGARTZ' RESUBDIVISION)
- 13-05-314-026 (PART OF LOT 3 IN COUNTY CLERK'S DIVISION)
- 13-05-314-027 (PART OF LOT 3 IN COUNTY CLERK'S DIVISION)

### NOTARY SEALS

STATE OF ILLINOIS  
COUNTY OF COOK | S.S.

A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

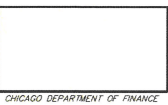
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ (TITLE).

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 COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

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



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF LAKE | S.S.

THIS IS TO CERTIFY THAT GEWALT HAMILTON ASSOCIATES, INC. HAS SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THOSE PARTS OF SAID LOTS USED FOR WIDENING OF N. AUSTIN AVENUE, N. MILWAUKEE AVENUE AND OR THAT WERE RESUBDIVIDED) IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1988 AS DOCUMENT NO. 1003446, TOGETHER WITH LOTS 1, 2, 3, 4 AND 5 IN SAGARTZ' RESUBDIVISION OF LOT 4 IN SAID COUNTY CLERK'S DIVISION AS RECORDED OCTOBER 30, 1950 AS DOCUMENT NO. 14939078, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED LAND CONTAINING 83676 SQUARE FEET OR 1.921 ACRES, MORE OR LESS

CONTAINING 83676 SQ.FT. 1.9210 AC. MORE OR LESS  
THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS HAVE BEEN SET AT ALL EXTERIOR LOT CORNERS, INTERIOR LOT CORNERS TO BE MONUMENTED UPON RECORDING THIS PLAT PER ILLINOIS STATE STATUTE.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO.1703103824) MAP REVISION AUGUST 19, 2008.

I HEREBY AUTHORIZE \_\_\_\_\_ OR THEIR AGENT TO FILE THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEYS

THE FIELD WORK WAS COMPLETED ON THE GROUND ON AUGUST 20, 2020 GIVEN UNDER MY HAND AND SEAL.

THIS 21<sup>st</sup> DAY OF MARCH, A.D. 2024

JONATHAN F. PAST  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3341  
MY LICENSE EXPIRES NOVEMBER 30, 2024  
GEWALT HAMILTON ASSOCIATES, INC.  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922



*Rep  
March 17, 2024*

CDOT#05-45-23-4062

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GHA GEWALT HAMILTON ASSOCIATES, INC.  
625 Forest Edge Drive • Vernon Hills, IL 60061  
Tel. 847-478-9700 • Fax 847-478-9701

NO.	BY	DATE	REVISION
1	AS	03.07.2024	REVISION PER CDOT COMMENTS
2	AS	03.19.2024	REVISION PER CDOT COMMENTS
3	AS	07.23.2024	REVISION PER ATTORNEY COMMENTS

### LEGEND

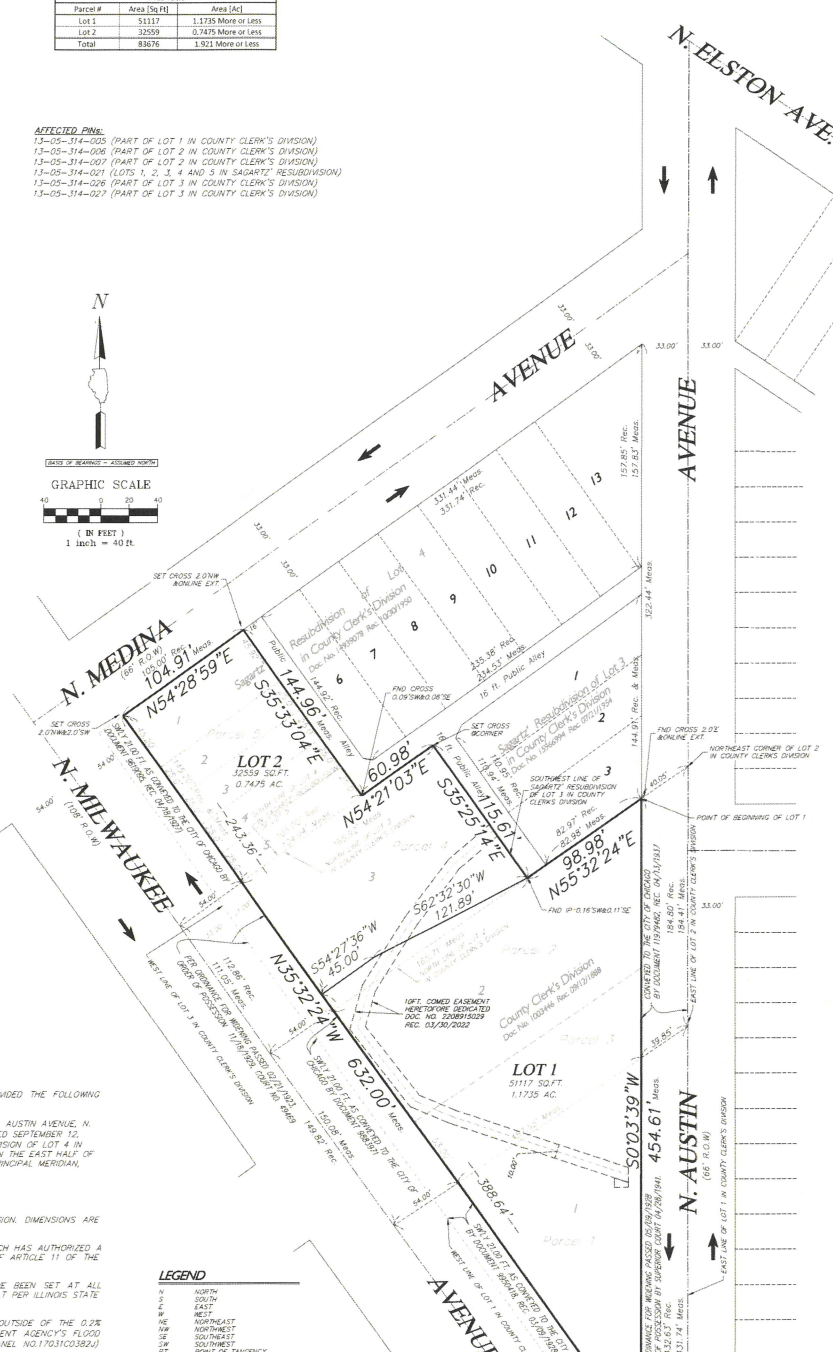
- N NORTH
- E EAST
- S SOUTH
- SE SOUTHEAST
- SW SOUTHWEST
- NE NORTHEAST
- NW NORTHWEST
- PC POINT OF CURVATURE
- PC POINT OF TANGENCY
- PC POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- 100.00 Meas. MEASURED DIMENSION
- 100.00 Meas. MEASURED DIMENSION
- CENTER LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - UNDERLYING LOT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING BOUNDARY LINE
- - - PROPOSED LOT LINE
- ← TRAFFIC FLOW DIRECTION

- ### SURVEYOR'S NOTES
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
  - DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - RESUBDIVIDED PROPERTY IS IN ZONED DISTRICT COMMUNITY SHOPPING DISTRICTS.
  - LAND USE - NON RESIDENTIAL.
  - SEE SHEET 2 FOR EXISTING CONDITIONS.
  - FIELD WORK COMPLETED AUGUST 20, 2020.

DRAWN BY: AS	SHEET NUMBER: 1
CHECKED BY: PJ	
DATE: 11.29.2021	
GHA PROJECT #	
NO. 102	
SCALE: 1" = 40'	OF 2 SHEETS

PREPARED FOR:  
J.P. MORGAN CHASE & CO.  
NEW YORK, NY 10017

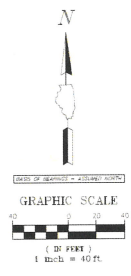
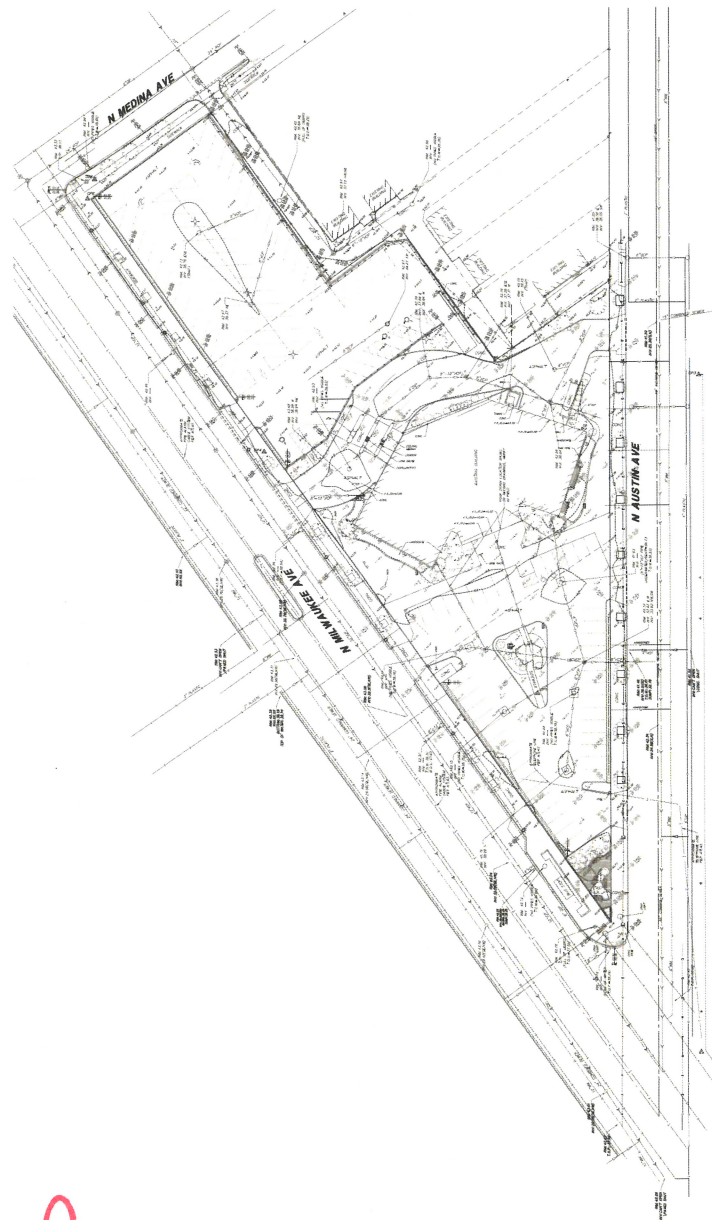
MAIL TO:  
SCOTT R. BORSTEN, ESQ.  
NEAL AND LEROY, LLC  
20 S. CLARK ST., STE. 2050  
CHICAGO, IL 60603



# PLAT OF RESUBDIVISION THE MILWAUKEE AT AUSTIN RESUBDIVISION

"EXISTING CONDITIONS AT THE TIME OF SURVEY FIELD WORK"

- LEGEND**
- AIR CONDITIONER
  - \* BILLIARD/POST
  - \* BUFFALO BOX
  - BUSH/SHRUB
  - BUSH LINE/BRUSH LINE
  - CATCH BASIN
  - CLEANOUT
  - CONTOUR
  - A CONTROL POINT
  - CONTROL VALVE
  - CROSS/HOTCH
  - CULVERT
  - DEER
  - DITCH/SWALE
  - DOWNSPOUT
  - DRIVE
  - ELECTRIC BOX
  - ELECTRIC LINE
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - FENCE
  - FIBER OPTIC LINE
  - FIBER OPTIC MANHOLE
  - FIRE HYDRANT
  - ✓ FLAG POLE
  - FLARED END SECTION
  - GAS LINE
  - GAS MANHOLE
  - GAS METER
  - △ GAS VALVE
  - GREASE TRAP
  - GROUND LIGHT FIXTURE
  - GUARDRAIL
  - GUY WIRE
  - HANDHOLE
  - HANDHOLE (HEAVY DUTY)
  - INLET
  - IRON PIPE
  - IRON ROD
  - LIGHT POLE
  - WAD WIRE/P.K. NAIL
  - MAILBOX
  - OVERHEAD ELECTRIC LINE
  - POWER POLE
  - ROCK
  - RIP RAP
  - R.O.W. MARKER
  - SANITARY FIRE/CHURN LINE
  - SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - SIGN
  - SOIL BORING
  - SPOT ELEVATION
  - SPRINKLER HEAD
  - STORM SEWER LINE
  - STORM SEWER MANHOLE
  - TELEPHONE LINE
  - TELEPHONE MANHOLE
  - TELEPHONE BOX/PEDestal
  - TELEVISION LINE
  - TELEVISION MANHOLE
  - TELEVISION BOX/PEDestal
  - TRAFFIC SIGNAL
  - TRAFFIC SIGNAL CONTROL BOX
  - TREE-CONIFEROUS (SIZE/TAG)
  - TREE-DECIDUOUS (SIZE/TAG)
  - TREE STUMP
  - VALVE BOX
  - VALVE VAULT
  - WAD BOX
  - WATER FOUNTAIN
  - WATER VALVE
  - WATERLINE EDGE
  - WATERMAIN LINE
  - WATER METER
  - WATER METER PIT
  - WELL HEAD
  - WETLAND
  - WETLAND FLAG



**PREPARED FOR:**  
JP MORGAN CHASE & CO.  
217 PARK AVE.  
NEW YORK, NY 10017

**MAIL TO:**  
SCOTT R. BOWSTEN, ESQ.  
NEAL AND LEROY LLC  
20 S. CLARK ST., STE. 2030  
CHICAGO, IL 60603

RP  
 March 7, 2024

**CDOT#05-45-23-4062**

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**GEWALT HAMILTON ASSOCIATES, INC.**  
625 Forest Edge Drive • Vernon Hills, IL 60061  
Tel: 847-478-9700 • Fax: 847-478-9701

NO	BY	DATE	REVISION
1	AS	02-19-2024	REVISION PER DDP COMMENTS
2	AS	02-26-2024	REVISION PER ATTORNEY COMMENTS

DRAWN BY: AS	SHEET NUMBER: 2
CHECKED BY: SF	
DATE: 11-29-2023	
GHA PROJECT #: 1800102	
SCALE: 1" = 40'	OF 2 SHEETS

BOUNDARY SOURCE: BENCHMARK - CHICAGO BM-34  
50' NORTH OF THE NORTH LINE OF PETERSON - 8.8' EAST OF WEST LINE OF MARSH  
ELEVATION: 41.48