

SUBDIVISION ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. The Acting Commissioner of the Department of Transportation, or any of his designees, is each hereby authorized and directed to approve a proposed Encuentro Square Resubdivision, being a resubdivision of certain lots owned by Encuentro Square I, an Illinois limited partnership, Encuentro Square II, an Illinois limited partnership (together the "Developer"), and the City of Chicago acting by and through its Department of Planning and Development, in the block bounded by W. Cortland Street, W. Bloomingdale Avenue, N. Ridgeway Avenue, and approximately N. Avers Avenue, as legally described in the attached plat (**EXHIBIT A**, CDOT File: 35-26-22-4032) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The resubdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Cook County Clerk / Recordings Division, a certified copy of this ordinance, together with the full-sized corresponding plat approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 3. The resubdivision herein provided for also is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to the subdivision.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced by:



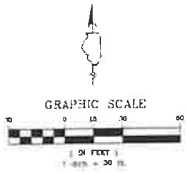
Honorable Jessica Fuentes,
Ward 26

CDOT File Number:

35-26-22-4032

EXHIBIT "A" PLAT OF RESUBDIVISION ENCUENTRO SQUARE RESUBDIVISION

RESUBDIVISION OF LOTS, BLOCK, PARTS THEREOF AND VACATED ALLEYS, IN THE WEST HALF OF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Lot No.	Area (S.F.)	Area (S.M.)
1	267.02	0.0076
2	267.02	0.0076
3	267.02	0.0076
4	267.02	0.0076
5	267.02	0.0076
6	267.02	0.0076
7	267.02	0.0076
8	267.02	0.0076
9	267.02	0.0076
10	267.02	0.0076
11	267.02	0.0076
12	267.02	0.0076
13	267.02	0.0076
14	267.02	0.0076
15	267.02	0.0076
16	267.02	0.0076
17	267.02	0.0076
18	267.02	0.0076
19	267.02	0.0076
20	267.02	0.0076
21	267.02	0.0076
22	267.02	0.0076
23	267.02	0.0076
24	267.02	0.0076
25	267.02	0.0076
26	267.02	0.0076
27	267.02	0.0076
28	267.02	0.0076
29	267.02	0.0076
30	267.02	0.0076
31	267.02	0.0076
32	267.02	0.0076
33	267.02	0.0076
34	267.02	0.0076
35	267.02	0.0076
36	267.02	0.0076
37	267.02	0.0076
38	267.02	0.0076
39	267.02	0.0076
40	267.02	0.0076
41	267.02	0.0076
42	267.02	0.0076
43	267.02	0.0076
44	267.02	0.0076
45	267.02	0.0076
46	267.02	0.0076
47	267.02	0.0076
48	267.02	0.0076
49	267.02	0.0076
50	267.02	0.0076
51	267.02	0.0076
52	267.02	0.0076
53	267.02	0.0076
54	267.02	0.0076
55	267.02	0.0076
56	267.02	0.0076



CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD
(600' WIDTH RAILROAD)

LEGEND AND OBSERVATIONS

	BOUNDARY LINE
	BUILDING
	CONCRETE
	ASPHALT
	GRAVEL
	PROPOSED DRIVE
	PROPOSED SIDEWALK
	SET BACK AREA
	SET BACK AREA
	SET BACK AREA
	SET BACK AREA
	SET BACK AREA
	SET BACK AREA
	SET BACK AREA

- General Notes:**
- All dimensions are given in feet and decimal parts thereof.
 - All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
 - No dimensions shall be derived from scale measurement.
 - The portion of site PD-1540 is a planned residential development. The future residential site is in Chicago Public School system boundaries: Sherie Chessa McAuliffe Elementary School - 1841 N. Springfield Avenue, North-Grand High School - 4332 N. Wisconsin Avenue.
 - Due to ongoing construction on site, all interior lot corners will be set post-construction per Illinois Statute.

ZONING INFORMATION:
P.L.N. 13-35-310-008, 13-35-310-009, 13-35-310-010, 13-35-310-011, 13-35-310-012, 13-35-310-014, 13-35-310-021, 13-35-310-029, 13-35-311-030, 13-35-311-031, 13-35-311-032, 13-35-311-033 & 13-35-311-034 are zoned PD-1540, a Planned Development. P.L.N. 13-35-311-046 is zoned M1-2 as a Limited Manufacturing/Business Park District.

Ref Oct. 26, 2023

SEE SHEET 2 FOR LEGAL DESCRIPTION, OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATE, NOTARY CERTIFICATE & SIGNATURE REVIEWS.

Date	Description
10-26-23	Issued

TERRA ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL (312) 467 0123
FAX (312) 467 0220
www.terra-engineering.com

PROJECT # 20180
DRAWN BY RZLAG
CHECKED BY LAG
APPROVED BY TEB
CLIENT
LUCHA
3241 W. NORTH AVENUE
CHICAGO, IL 60641

ENCUENTRO SQUARE - LUCHA
W. CORTLAND ST. & N. HAMLIN AVE.
CHICAGO, IL

EXHIBIT "A"
PLAT OF RESUBDIVISION
ENCUENTRO SQUARE RESUBDIVISION

RESUBDIVISION OF LOTS, BLOCK, PARTS THEREOF AND VACATED ALLEYS, IN THE WEST HALF OF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

ALL OF LOTS 12 THROUGH 56 AND THE NORTH-SOUTH AND EAST-WEST 16 FOOT WIDE VACATED ALLEYS, VACATED BY ORDINANCE RECORDED OCTOBER 14, 1941 AS DOCUMENT NUMBER 12773840; ORDINANCE RECORDED MAY 31, 1944 AS DOCUMENT NUMBER 13293366 AND ORDINANCE RECORDED MAY 11, 1967 AS DOCUMENT NUMBER 20181450; ALL INCLUSIVE, IN J.R. LANE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) RECORDED DECEMBER 4, 1891 AS DOCUMENT NUMBER 1578443,

TOGETHER WITH

THE SOUTH 50 FEET OF LOT 4, LOT 5 AND THAT PART OF LOTS 8 AND 9 (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD), ALL INCLUSIVE, IN BLOCK 4 OF BREED'S SUBDIVISION OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35 AFORESAID, RECORDED JULY 8, 1871, ANTE-FIRE AND HERECORDED FEBRUARY 18, 1882 AS DOCUMENT NUMBER 376290; ALL IN COOK COUNTY, ILLINOIS.

CONTAINING, IN AGGREGATE, 191,698 SQUARE FEET, OR 4.401 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

City of Chicago, a municipal corporation of Illinois, hereby certifies that it is the owner of the property described hereon and as such owner has caused said property to be surveyed for the purpose of opening for public street(s)/alley(s) as shown and depicted on plat hereon in witness whereof said City of Chicago, a municipal corporation of Illinois, has caused this certificate to be signed by its duly authorized managing member in its behalf on this

_____ day of _____, A.D. 20____.

By: _____
 PATRICK MURPHEY,
 ACTING COMMISSIONER, DEPARTMENT OF PLANNING AND DEVELOPMENT

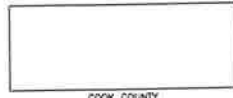
NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

_____, a Notary Public in and for said county, in the state aforesaid, do hereby certify that _____, one personally known to me to be as such owner(s), appeared before me this day in person and acknowledged that he/she signed and delivered the plat of his/their as their 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. 20____.

Notary Public: _____



9X OWNER SIGNATURE BLOCK:

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

ENCUENTRO SQUARE I LP, an Illinois limited partnership, hereby certifies that it is the owner of record to the property described and depicted on this plat as the area to be dedicated, and as such owner has caused said property to be surveyed for the purpose of subdividing. In witness whereof said ENCUENTRO SQUARE I LP, an Illinois limited partnership, has signed, or caused to be signed on its behalf by its duly authorized agent, this certificate on this

the _____ Day of _____, 2023

By: Encuentro Square I GP LLC,
 an Illinois limited liability company,
 its general partner

By: _____
 Name: David Black
 Title: Manager

9X OWNER NOTARY BLOCK:

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that David Black, personally known to me to be the Manager of Encuentro Square I GP LLC, an Illinois limited liability company (the "General Partner"), the general partner of Encuentro Square I LP, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the members of the General Partner in his free and voluntary act, and as the free and voluntary act and deed of the General Partner and Encuentro Square I LP, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2023.

(SEAL) _____ Notary
 Public

4X OWNER SIGNATURE BLOCK:

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

ENCUENTRO SQUARE II LP, an Illinois limited partnership, hereby certifies that it is the owner of record to the property described and depicted on this plat as the area to be dedicated, and as such owner has caused said property to be surveyed for the purpose of subdividing. In witness whereof said ENCUENTRO SQUARE II LP, an Illinois limited partnership, has signed, or caused to be signed on its behalf by its duly authorized agent, this certificate on this

the _____ Day of _____, 2023

By: Encuentro Square II GP LLC,
 an Illinois limited liability company,
 its general partner

By: _____
 Name: David Black
 Title: Manager

4X OWNER NOTARY BLOCK:

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that David Black, personally known to me to be the Manager of Encuentro Square II GP LLC, an Illinois limited liability company (the "General Partner"), the general partner of Encuentro Square II LP, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the members of the General Partner in his free and voluntary act, and as the free and voluntary act and deed of the General Partner and Encuentro Square II LP, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2023.

(SEAL) _____ Notary
 Public

STATE OF ILLINOIS
 COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 154-002610, hereby certify that the property herein described was surveyed under the direct supervision of an Illinois Professional Land Surveyor, and that this Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, on the 26th day of October, 2023.

Terra Engineering, Ltd

Thomas E. Baumgartner

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
 LICENSE EXPIRATION 11-30-2024
 DECISION FROM EXPIRATION 04-30-2025
 Field work completed March 21, 2022.

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE



Red handwritten stamp: Ref OCT. 24, 2023

CDOT# 35-26-22-4032

#	Date	Description
1	10-26-23	Issued

TERRA ENGINEERING LTD.
 225 W Ohio Street TEL (312) 467 0123
 4th Floor FAX (312) 467 0220
 Chicago, IL 60654 www.terraengineering.com
 (ILLINOIS PROFESSIONAL DESIGN FIRM 154-002610)

Project Information
 PROJECT # 20180
 DRAWN BY RZ/ANG
 CHECKED BY LAG
 APPROVED BY TER
 CLIENT
 LUCHA
 5045 W NORTH AVE
 CHICAGO, IL 60647

ENCUENTRO SQUARE - LUCHA
 W CORTLAND ST. & N. HAMLIN AVE
 CHICAGO, IL