#23180
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

466 West Cermak Rd., 2106-2124 South Canal Street, Chicago

2. Ward Number that property is located in: 11th Ward

3. APPLICANT T2 OPPORTUNITY FUND 3 LLC

ADDRESS 3520 South Morgan CITY Chicago

STATE IL ZIP CODE 60609 PHONE 312-878-7470

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Agnes Plecka

4. Is the applicant the owner of the property? YES ☐ NO ☑
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER City of Chicago and ME LAWRENCE BUILDING LLC

ADDRESS 3520 South Morgan CITY Chicago

STATE IL ZIP CODE 60609 PHONE 312-878-7470

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Agnes Plecka

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-878-7470 FAX _____ EMAIL aplecka@jaffeberlin.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Mao S. Mei

7. On what date did the owner acquire legal title to the subject property? 2026

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: PMD 11 and PD 1208 Proposed Zoning District: PD 1208, as amended

10. Lot size in square feet (or dimensions): 2.05 Acres

11. Current Use of the Property: Existing 2-story commercial building at 2106-2124 South Canal Street, Chicago 466 W Cermak is currently vacant

12. Reason for rezoning the property: To allow commercial development along Waterway (Chicago River)

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): To amend the existing PD and comply with the bulk requirements to redevelop the vacant parcel with 2 commercial buildings, per plans attached, within the maximum allowable FAR and height per plans attached; 101 parking spaces

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Mao S. Mei, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
24 day of Sep, 20 26.

Notary Public

OFFICIAL SEAL
CHE MEI WONG
Notary Public - State of Illinois
My Commission Expires 3/07/2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

August 13, 2026

Ms. Laura Flores
Chairwoman
Chicago Plan Commission
City of Chicago
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Gilbert Villegas
Chairman, Zoning Committee
City of Chicago
121 N. LaSalle St.
Room 203, Office 14
Chicago, Illinois 60602

Matter: Consent to File Zoning Map Amendment by Applicant T2 Opportunity Fund 3, LLC, for the Property: 466 W Cermak Rd, PIN: 17-21-334-006-0000

Dear Chairwoman Flores and Chairman Villegas:

This letter serves to inform you that the City of Chicago owns the above referenced property, and consents to the T2 Opportunity Fund 3, LLC, to file an application for a zoning map amendment to allow for the inclusion of the city property into existing Planned Development 1208. T2 Opportunity Fund 3, LLC, intends to develop the site as a mixed-use development and connect it PD 1208, which they presently own. T2 Opportunity Fund 3, LLC, is in the process of executing an agreement to purchase the city property with the Department of Planning and Development.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Ciere Boatright
Commissioner

Date: September 24, 2026

City of Chicago
Department of Planning and Development
121 North LaSalle Street - Room 905
Chicago, Illinois 60602

Re: 466 West Cermak Rd., 2106-2124 South Canal Street, Chicago

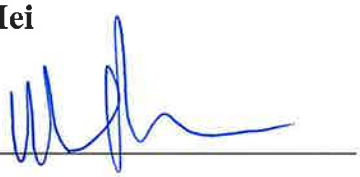
Dear Sir or Madam:

The undersigned is the manager of ME LAWRENCE BUILDING LLC, the legal title holder of the property located at 2106-2124 South Canal Street, Chicago and currently situated in the PD 1208.

Please be advised that T2 OPPORTUNITY FUND 3 LLC, is hereby authorized to file and process an Application for the Zoning Change, Plan Development and/or any other zoning relief needed, to allow redevelopment of this property with commercial buildings and other commercial improvements.

ME LAWRENCE BUILDING LLC

By: Mao S. Mei

Signature: 

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: Sept. 24, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Mao S. Mei, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately October 14, 2026 [INSERT DATE].

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this

24 day of Sep, 2026

Notary Public

OFFICIAL SEAL
CHE MEI WONG
Notary Public - State of Illinois
My Commission Expires 3/07/2027

JAFFE & BERLIN, L.L.C.
ATTORNEYS AT LAW
111 WEST WASHINGTON STREET
SUITE 900
CHICAGO, ILLINOIS 60602
OFFICE: (312) 236-5443 OR
(312) 372-1550
FAX: (312) 372-2615
WWW.JAFFEBERLIN.COM

SAMUEL G. JAFFE (1928 - 1992)
FRANK W. JAFFE
JAY S. BERLIN*
AGNES PLECKA
RAIN MONTERO
NIRIA NIETO-RODRIGUEZ
MAX SERLIN

*ALSO ADMITTED IN MICHIGAN

OF COUNSEL
MARK S. LITNER
ELIZABETH M. SHEA
DENISE J. KING**

**ALSO ADMITTED IN FLORIDA

September 29, 2026

Re: 466 West Cermak Road and 2106-2124 South Canal Street, Chicago

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about October 14, 2026, the undersigned will file an Application for a change in zoning on behalf of T2 OPPORTUNITY FUND 3 LLC, an Illinois limited liability company, from the existing PMD 11 District and Waterway Business Plan Development Number 1208 District to a revised Waterway Business Plan Development Number 1208 District, for the property located at 466 West Cermak Rd., Chicago and 2106-2124 South Canal St., Chicago.

The subject property is located along the Chicago River and consists of two parcels. The northern portion of the property, commonly known as 2106–2124 South Canal Street, is improved with a two-story commercial building that has been occupied by a restaurant for many years. The southern portion, commonly known as 466 West Cermak Road, has remained vacant for a number of years. The Applicant proposes redeveloping the vacant southern portion of the property with two new commercial buildings, thereby bringing the underutilized portion of the property into productive use. To facilitate the proposed redevelopment and ensure compliance with the applicable use, bulk, and development standards of the Chicago Zoning Ordinance, the Applicant seeks to amend the existing zoning from PMD 11, Subarea B District and Planned Development Number 1208 District to a revised Planned Development 1208, incorporating the proposed redevelopment.

The Applicant's business address is 3520 South Morgan, Chicago IL 60609. The owner of 466 W. Cermak Rd is the City of Chicago and ME LAWRENCE BUILDING LLC is the owner of 2106-2124 South Canal Street parcel. I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900 Chicago, Illinois, and my telephone number is 312-878-7470.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Agnes Plecka

LEGAL DESCRIPTION

TRACT 1
THAT PART LYING SOUTHEASTERLY OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF THE FOLLOWING PARCEL TAKEN AS A TRACT: LOT 2 (EXCEPT THE NORTHERLY 74.82 FEET OF THE WESTERLY 103.70 FEET) AND ALL OF LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF CERMAK ROAD) IN BLOCK 34 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE – 40,271 SQ.FT. 0.92 ACRES
AREA OF BUILDING – 0 SQ.FT.

TRACT 2
PARCEL 1: THAT PART OF LOT 1 (EXCEPT THAT PART THEREOF TAKEN FOR CHICAGO RIVER AND EXCEPTING THAT PART FOR THE EXTENSION OF SOUTH CANAL STREET AND EXCEPTING THAT PART CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED RECORDED JUNE 3, 1901 AS DOCUMENT 3105754 AND EXCEPTING THAT PART LYING EAST OF THE EAST LINE OF CANAL STREET EXTENDED) AND EXCEPTING ALSO THAT PART OF SAID LOT 1, DESCRIBED AS FOLLOWING: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SOUTH CANAL STREET, EXTENDED FROM ILLINOIS STREET TO ARCHER AVENUE, BY ORDER PASSED ON MARCH 15, 1889, RECORDED MAY 18, 1893 AS DOCUMENT 3108054; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SOUTH CANAL STREET AS EXTENDED, A DISTANCE OF 44.84 FEET TO A POINT; THENCE SOUTHERLY ALONG A STRAIGHT LINE FROM THE LAST DESCRIBED POINT, A DISTANCE OF 43.19 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 1, SAID POINT BEING 0.4 FEET NORTHWESTERLY OF THE WESTERLY LINE OF SOUTH CANAL STREET, AS EXTENDED; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 0.4 FEET TO A POINT OF BEGINNING OF BLOCK 34 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF VACATED SOUTH CANAL STREET, BEING ALL THAT PART OF LOT 1 IN BLOCK 34 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SO MUCH OF THE SOUTHEAST QUARTER, AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF SOUTH CANAL STREET, AS EXTENDED FROM ILLINOIS STREET TO ARCHER AVENUE BY ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 15, 1889, ORDER OF POSSESSION BY SUPERIOR COURT GENERAL NO. 102424 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 18, 1893 AS DOCUMENT 3108054, WHICH POINT IS 44.84 FEET NORTHERLY MEASURED FROM THE INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE NORTHERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 108 DEGREES 23 MINUTES 18 SECONDS NORTH TO EAST WITH SAID WESTERLY LINE OF SAID CANAL STREET, A DISTANCE OF 20.80 FEET TO A POINT; THENCE NORTHERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 07 DEGREES 23 MINUTES NORTH TO THE WEST WITH THE LAST DESCRIBED LINE, PRODUCED TO THE INTERSECTION OF SAID LINE, WITH THE SOUTHWESTERLY LINE OF SAID LOT 1 TO ITS INTERSECTION WITH AFORESAID WESTERLY LINE OF SOUTH CANAL STREET, AS EXTENDED TO A POINT OF BEGINNING, SAID POINT OF SOUTH CANAL STREET HEREIN INDICATED, BEING FURTHER DESCRIBED AS: A TRIANGULAR PART OF CANAL STREET, BEING 80.00 FEET MORE OR LESS, AS MEASURED ON THE WEST LINE OF SAID SOUTH CANAL STREET SOUTH OF THE SOUTHWESTERLY LINE OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 2 IN BLOCK 34 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 13829198; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 85.76 FEET; THENCE NORTH 63 DEGREES 38 MINUTES 38 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 165.325 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PART OF SAID LOT CONVEYED TO SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED NO. 3134612; THENCE NORTH 29 DEGREES 01 MINUTES 04 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 59.088 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 63 DEGREES 38 MINUTES 38 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 153.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: ALL OF LOT 2 AND THE NORTH 74.82 FEET OF LOT 3 (EXCEPT THE EAST 97 FEET THEREOF) IN BLOCK 34 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 13829198 AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THAT PART OF SAID TRACT CONVEYED TO THE SANITARY DISTRICT OF CHICAGO ACCORDING TO CIRCUIT COURT CASE GENERAL NUMBER 213462, EXCEPT THE ABOVE DESCRIBED TRACT OF THAT PART OF LOT 2 HERETOFORE CONVEYED AND DESCRIBED IN DOCUMENT 3017884R, AND EXCEPTING THEREFROM THAT PART TAKEN FOR THE WIDENING OF WEST CERMAK ROAD, ALL IN COOK COUNTY, ILLINOIS.

AREA OF SITE – 49,091 SQ.FT. 1.13 ACRES
AREA OF BUILDING – 4,171 SQ.FT.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT AS OF THIS DATE, NO PORTION OF THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17031 C 0307 J
EFFECTIVE DATE: AUGUST 19, 2008
ZONE: X

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

CERTIFIED TO:
TRACT 1 { GREATER ILLINOIS TITLE COMPANY; JAFFE & BERLIN
TRACT 2 { CITY OF CHICAGO, A MUNICIPAL CORPORATION; CHICAGO TITLE INSURANCE COMPANY; JAFFE & BERLIN; MB LAWRENCE BUILDERS, LLC; PROVIDENCE BANK & TRUST; LAWRENCE'S PROVISIONS, INC., AN ILLINOIS CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/10/26. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 10th DAY OF February A.D. 2026
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3551. MY LICENSE EXPIRES NOVEMBER 30, 2026

ALLEN D. CARRADUS 35-3551 PROFESSIONAL LAND SURVEYOR ILLINOIS

UTILITY LEGEND

UTILITY POLE & OVERHEAD WIRES
SIGN
LIGHT POLE
UTILITY MANHOLE
GAS VALVE
WATER VALVE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
FIRE HYDRANT
B-BOX
STREET LIGHT

SCALE: 1"=30'

LOCATION MAP
NTS

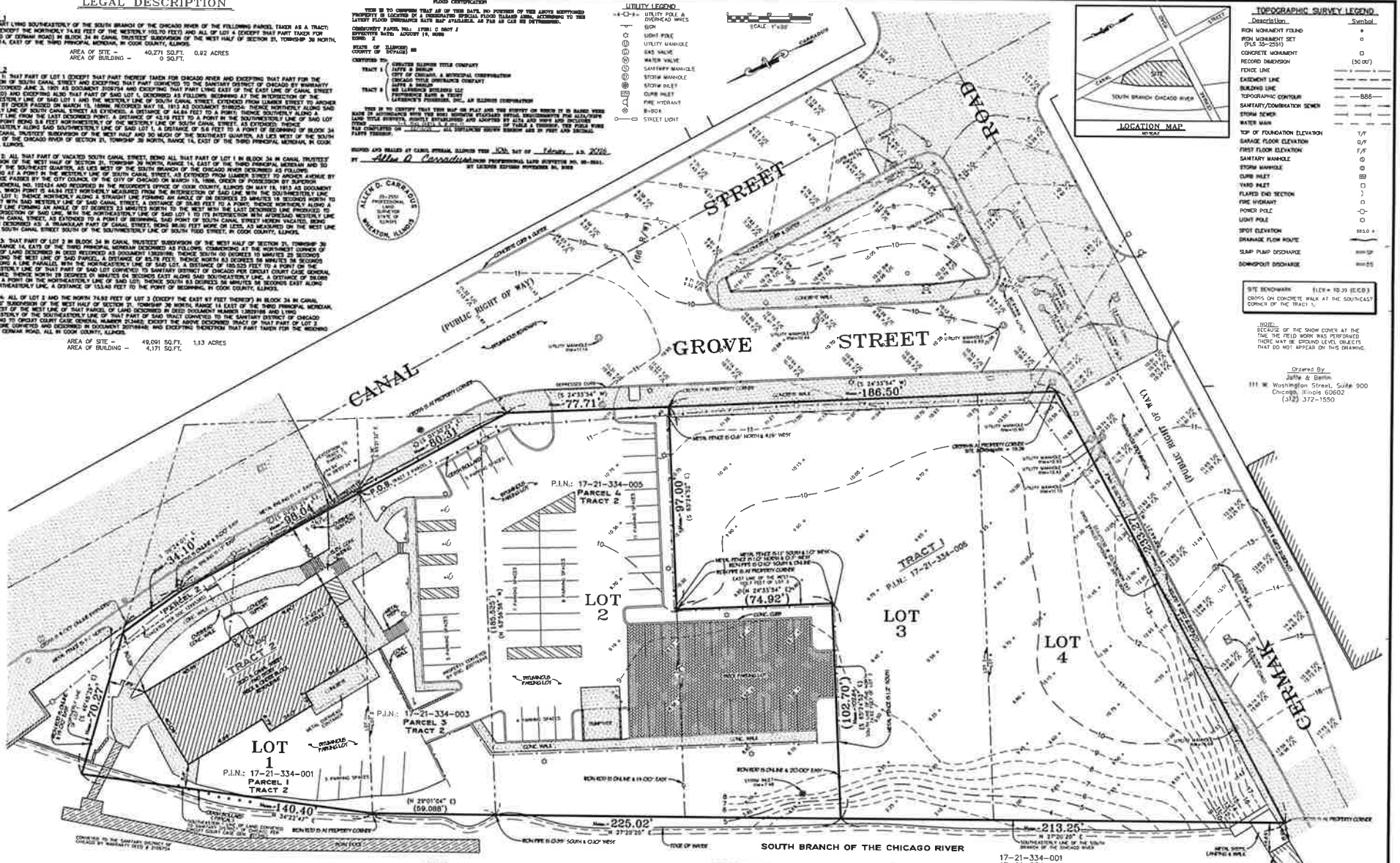
TOPOGRAPHIC SURVEY LEGEND

Description	Symbol
IRON MONUMENT FOUND	●
IRON MONUMENT SET (PLS 35-2551)	○
CONCRETE MONUMENT	□
RECORD DIMENSION	(50.00')
FENCE LINE	— x — x —
EASEMENT LINE	— — — —
BUILDING LINE	— — — —
TOPOGRAPHIC CONTOUR	— 888 —
SANITARY/COMBINATION SEWER	— S — S —
STORM SEWER	— ST — ST —
WATER MAIN	— W — W —
TOP OF FOUNDATION ELEVATION	T/F
GARAGE FLOOR ELEVATION	G/F
FIRST FLOOR ELEVATION	F/F
SANITARY MANHOLE	Ⓢ
STORM MANHOLE	Ⓜ
CURB INLET	▥
YARD INLET	□
FLARED END SECTION	)
FIRE HYDRANT	○
POWER POLE	—○—
LIGHT POLE	☼
SPOT ELEVATION	883.0 +
DRAINAGE FLOW ROUTE	
SUMP PUMP DISCHARGE	SP
DOWNSPOUT DISCHARGE	DS

SITE BENCHMARK: ELEV = 10.39 (IL.C.G.) CROSS ON CONCRETE WALK AT THE SOUTH-EAST CORNER OF THE TRACT 1.

NOTE:
BECAUSE OF THE SNOW COVER AT THE TIME THE FIELD WORK WAS PERFORMED THERE MAY BE GROUND LEVEL OBJECTS THAT DO NOT APPEAR ON THIS DRAWING.

Ordered By
Jaffe & Berlin
111 W. Washington Street, Suite 900
Chicago, Illinois 60602
(312) 372-1550



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare this Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do not Assume distances from scaled measurements shown hereon.

NOTES:

1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHIC, PHOTOGRAMMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
4.) LEGAL DESCRIPTION AS SHOWN IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
5.) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.
6.) THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
7.) NO EVIDENCE OF PROPOSED RIGHT OF WAY CHANGES HAS BEEN PROVIDED TO THIS OFFICE. NO EVIDENCE OF CHANGES IN THE RIGHT OF WAY WERE OBSERVED DURING THE COURSE OF PERFORMING THE FIELD WORK.
8.) NO EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES BASED ON THE RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED TO THIS OFFICE.
9.) THERE DOESN'T APPEAR TO BE ANY ENCROACHMENTS OF THE BUILDING OVER THE PROPERTY LINE OR RECORDED BUILDING LINES.
10.) 87 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES DELINEATED ON SITE.
11.) THIS PROPERTY HAS DIRECT ACCESS TO AND FROM SITE TO CANAL STREET, GROVE STREET AND CERMAK ROAD, ALL PUBLIC RIGHT OF WAYS.
12.) NO ZONING INFORMATION HAS BEEN PROVIDED BY THE CLIENT TO THIS OFFICE.

TITLE POLICY INFORMATION

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME THAT IS DESCRIBED IN:

TRACT 1: GREATER ILLINOIS TITLE COMPANY COMMITMENT NO. 4YG0N0DS DATED OCTOBER 13, 2025

TRACT 2: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 25LS0601DLP DATED DECEMBER 19, 2025

BOTH DOCUMENTS HAVE BEEN USED IN PREPARATION OF THIS PLAT

TRACT 1
SCHEDULE B PART II
EXCEPTIONS

1.–8. NOT SURVEY RELATED EXCEPTIONS. THEREFORE NOT SHOWN HEREON.

TRACT 2
SCHEDULE B PART II
EXCEPTIONS

1.–22. NOT SURVEY RELATED EXCEPTIONS. THEREFORE NOT SHOWN HEREON

P.I.N.: 17-21-334-001
17-21-334-003
17-21-334-005
17-21-334-006

Field Work Date:	02/10/26	Drawn By: JW
Scale:	1" = 20'	Checked By: EAC
P.O.B. No.	48-00	Revisions: ADC
Date	Revision	

ALTA/NSPS SURVEY

468 W. CERMAK ROAD, CHICAGO, COOK COUNTY, ILLINOIS

Prepared For: JAFFE & BERLIN

Prepared By: CARRADUS LAND SURVEY, INC.

180 E. Lake Avenue, Suite 180, Lake Forest, ILLINOIS 60045
(847) 566-2416 (Fax) 847-562-7682 OFFICE@CARRADUSLANDSURVEY.COM

Sheet 1 of 1
Project # 42782-AL