



EXHIBIT 'A' PLAT OF RESUBDIVISION **KASPER SKIBA RESUBDIVISION**

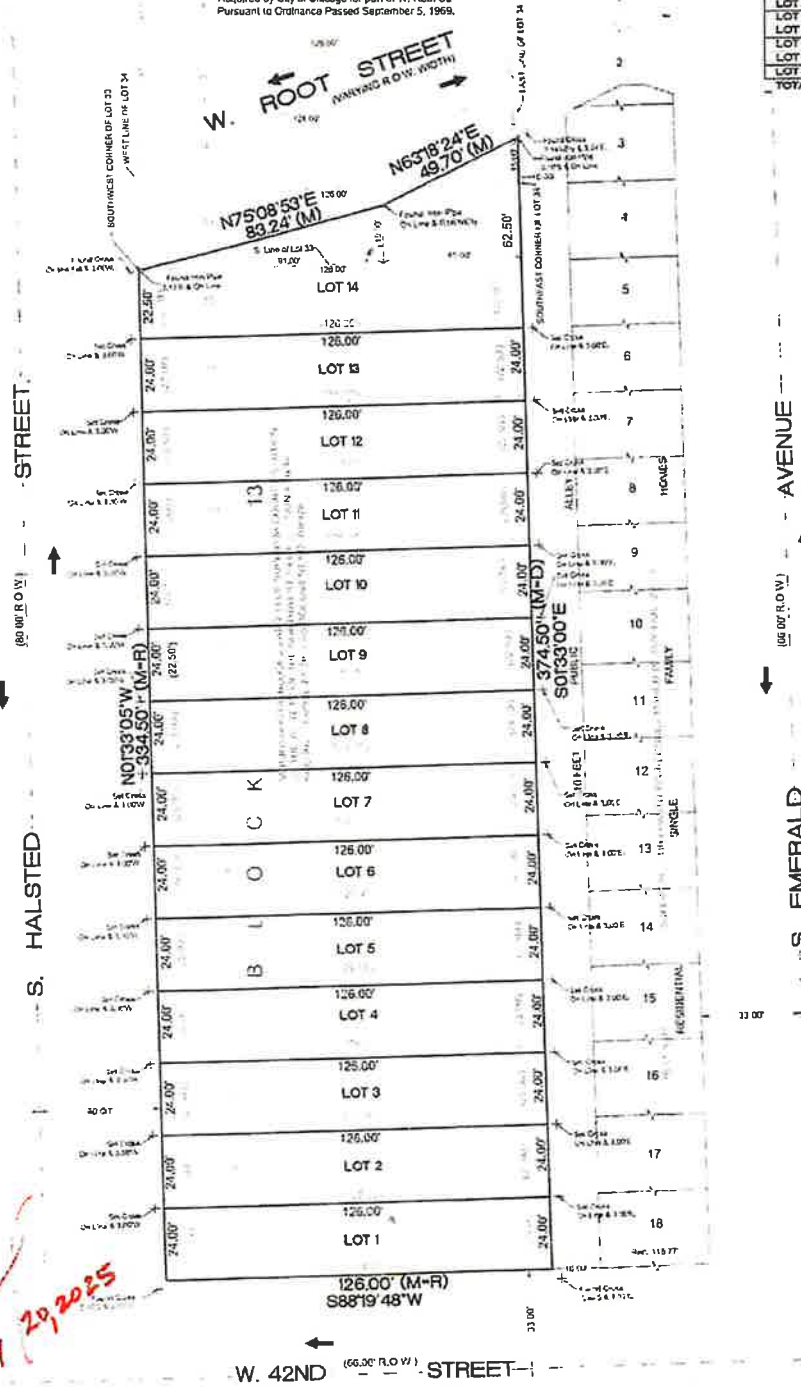
BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ORIGINAL SOUTH LINE OF W. ROOT STREET

Acquired by City of Chicago for part of W. Root St.
Pursuant to Ordinance Passed September 5, 1969.

AREA TABLE

LOT NO.	AREA (ACRE OR LESS)
LOT 1	3.024 SQ.FT. = 0.07 ACRE
LOT 2	3.024 SQ.FT. = 0.07 ACRE
LOT 3	3.024 SQ.FT. = 0.07 ACRE
LOT 4	3.024 SQ.FT. = 0.07 ACRE
LOT 5	3.024 SQ.FT. = 0.07 ACRE
LOT 6	3.024 SQ.FT. = 0.07 ACRE
LOT 7	3.024 SQ.FT. = 0.07 ACRE
LOT 8	3.024 SQ.FT. = 0.07 ACRE
LOT 9	3.024 SQ.FT. = 0.07 ACRE
LOT 10	3.024 SQ.FT. = 0.07 ACRE
LOT 11	3.024 SQ.FT. = 0.07 ACRE
LOT 12	3.024 SQ.FT. = 0.07 ACRE
LOT 13	3.024 SQ.FT. = 0.07 ACRE
LOT 14	3.024 SQ.FT. = 0.07 ACRE
TOTAL	44.342 SQ.FT. = 1.02 ACRE



LEGEND:

- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- - - EXISTING LOT LINE
- - - ORIGINAL LOT LINE
- - - R.O.W. LOT LINE
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- (D) DEED DIMENSION
- R.O.W. RIGHT OF WAY LINE
- ← TRAFFIC FLOW DIRECTION

CDOT # 04-11-24-4083

DRAWING PATH: S:\SURVEY\930-7931-4\J

A & K SURVEYING COMPANY P.C.
LANSING, MI 48106-0008
035 002974
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION
2121 PARKVIEW COURT, KENOSHA, WI 53141
TEL: (847) 852-0084 FAX: (847) 853-8701
E-MAIL: ak@aksurvey.com



MAIL TO:
KOLPAK LAW GROUP
6767 N. MILWAUKEE AVE, SUITE 202,
NILES, ILLINOIS 60074

PREPARED FOR:
KASPER DEVELOPMENT, LLC
445 W. 41st, CHICAGO, IL 60608

LEGAL DESCRIPTION:

LOTS 19 THROUGH 34, EXCEPT THAT PART LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT 33 THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN LOT 33, SAID POINT BEING 19 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33, AS MEASURED AT RIGHT ANGLES THERETO AND 11 FEET EAST OF THE WEST LINE OF SAID LOT 33, AS MEASURED AT RIGHT ANGLES THERE TO; THENCE CONTINUING NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 34, 15 FEET NORTH OF THE SOUTH EAST CORNER THEREOF, AS MEASURED ALONG SAID EAST LINE, ALL INCLUSIVE IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 5 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 708828 ON APRIL 20, 1986 IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 44,243 SQ. FT OR 1.019 ACRES MORE OR LESS.

AFFECTED PINs:

# 20-04-17-029	PART OF LOT 32/34 AND LOT 28, 29, 30	4081-4091 S. HALSTED ST
# 20-04-17-028	LOTS 25, 26, 27	4071-4080 S. HALSTED ST
# 20-04-17-026	LOT 24	4071-4080 S. HALSTED ST
# 20-04-17-025	LOT 23	4061-4070 S. HALSTED ST
# 20-04-17-024	LOTS 21, 22	4051-4060 S. HALSTED ST
# 20-04-17-023	LOTS 19, 20	4041-4050 S. HALSTED ST

CHICAGO DEPARTMENT OF
TRANSPORTATION

ZONING INFORMATION

SUBJECT PROPERTY IS LOCATED IN B2-2
ZONING DISTRICT IS IDENTIFIED AS A
NEIGHBORHOOD MIXED-USE DISTRICT, RETAIL
STORE FRONTS, APARTMENTS ALLOWED ON
THE GROUND FLOOR, INTENDED TO SPUR
DEVELOPMENT IN COMMERCIAL CORRIDORS
WITH LAW DEMAND FOR RETAIL.

CITY - DEPARTMENT OF FINANCE

COOK COUNTY

OWNER CERTIFICATE

WE, KASPER DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT WE
ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND
THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED
AND RESUBDIVIDED AS SHOWN HEREON.

DATED AT _____, ILLINOIS, THIS _____ DAY
OF _____ CITY _____ DATE
MONTH _____ A.D. 20____

BY: _____
OWNER'S SIGNATURE

ATTEST _____
SIGNATURE

TITLE _____
MANAGER

TITLE _____
PRINT TITLE

NOTARY PUBLIC

(STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY
PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO
HEREBY CERTIFY THAT VISION GROUP INVESTMENTS- JOSEPH
LIBERTI WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
INSTRUMENT AS OWNERS OF THE PROPERTY DESCRIBED HEREON,
APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT 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____
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ DATE MONTH A.D. 20____

CDOT # 04-11-24-4083

DRAWING PATH: S:\SURVEY\520-7534-RJ4

A P SURVEYING COMPANY P C
LAND - SURVEYORS
LICENSE No. 184-000329-0008
035 003974 LICENSE EXPIRATION DATE: 04-30-2025
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION
2141 PARSONS COURT, VILMATE, IL 60091
TEL: (847) 653-2384, FAX: (847) 853-9391
E-MAIL: ap@ap-survey.com

SURVEYOR'S NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET
AND DECIMALS PARTS THEREOF.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATE
SYSTEM NAD 83 (2011 ADJACMENT), ILLINOIS EAST ZONE.
3. NO DIMENSIONS SHALL BE DERIVED
FROM SCALE MEASUREMENT.
4. DUE TO ONGOING CONSTRUCTION ON SITE
ALL LOT CORNERS WILL BE SET
POST-CONSTRUCTION.
5. CHICAGO PUBLIC SCHOOLS - DISTRICT 289
1) HENDRICKS ELEMENTARY COMMUNITY ACADEMY
(GRADES K-8)
2) TILDEN CAREER COMMUNITY ACADEMY HIGH SCHOOL
(GRADES 9-12)
3) GRAHAM A ELEMENTARY SCHOOL
(GRADES K-8)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY
WAS SURVEYED AND SUBDIVIDED BY A.P. SURVEYING
COMPANY, P.C. AN ILLINOIS PROFESSIONAL DESIGN FIRM,
NUMBER 184-03309 (EXPIRATION DATE 04-30-2025, AND
THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE
SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 44,243 SQUARE FEET OR 1.019
ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER
17030505, MAP WITH AN EFFECTIVE DATE/MAP REVISION
OF AUGUST 10, 2018, IT IS OUR CONSIDERED OPINION THAT
THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF
MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID FIRM
MAP.

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

I HEREBY AUTHORIZE - VISION GROUP
INVESTMENTS-JOSEPH LIBERTI, OR THEIR AGENT TO FILE
THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY
RECORDERS OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF
MAY, 2025.

JACK A. FLETCHER, PROF. IL. LAND SURVEYOR No. 3188
LICENSE EXPIRATION: NOVEMBER 30, 2028.

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

