

RESUBDIVISION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the “Commissioner”), or any of the Commissioner’s designees, is each hereby authorized and directed to approve a proposed Celadon Resubdivision, being a resubdivision of certain lots owned by Goldblatts of Chicago LP, an Illinois limited partnership and New City Redevelopment LP, an Illinois limited partnership (each entity, a “Developer”) in the block bounded by S. Paulina Street, W. 47th Street, S. Marshfield Avenue, and W. 48th Street, and legally described in the attached plat (Exhibit A) which, for greater certainty, is hereby made a part of this ordinance.

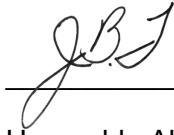
SECTION 2. The resubdivision herein provided for is made under the express condition that the Developer, and its successors and assigns shall hold harmless, indemnify and defend the City of Chicago from all claims related to the resubdivision.

SECTION 3. The resubdivision herein provided for is further 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 Clerk of Cook County, Illinois, Recordings Division, a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

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.

[SIGNATURE PAGE FOLLOWS BELOW]

Introduced by:

A handwritten signature in black ink, appearing to read 'J.B.T.', is positioned above a horizontal line.

Honorable Alderman Jeanette B. Taylor, Ward 20

CDOT File Number:

07-20-24-4081

EXHIBIT "A"

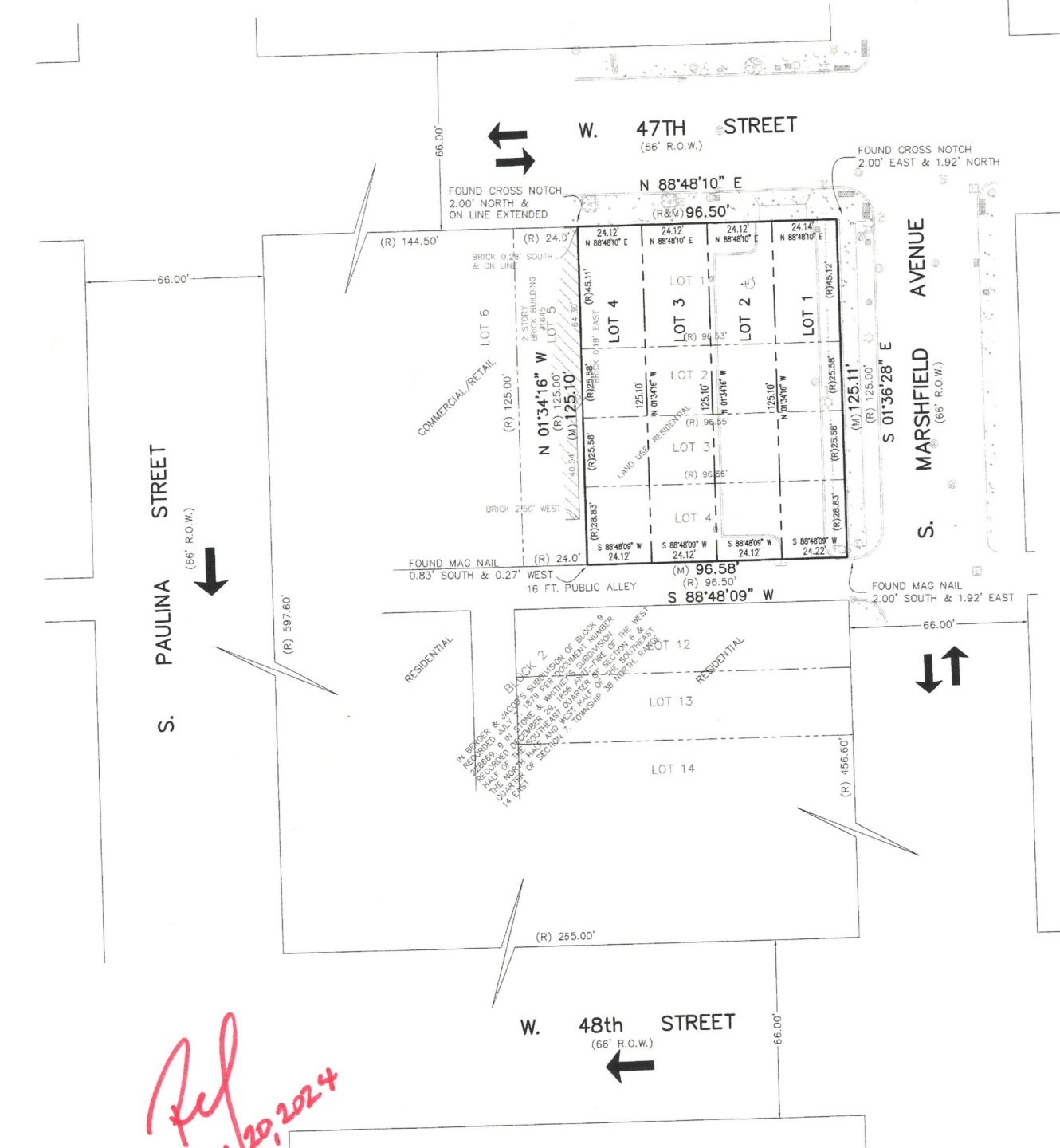
PLAT OF RESUBDIVISION

CELADON RESUBDIVISION



LEGAL DESCRIPTION:

RESUBDIVISION OF LOTS 1 THROUGH 4 IN JARS RESUBDIVISION, ACCORDING TO PLAT RECORDED SEPTEMBER 8, 2023, AS DOCUMENT NUMBER 2325134072, ALL INCLUSIVE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 12,077 SQUARE FEET OR 0.277ACRES MORE OR LESS.



LEGEND

- NEW LOT LINES
- RECORD LINES
- UNDERLYING LOTS
- BOUNDARY LINES

- (R) RECORD
- (M) MEASURED
- R.O.W. - RECORD RIGHT OF WAY

TRAFFIC FLOW

AREA TABLE

LOT 1: 3.026 SQ. FT. OR 0.07 ACRES MORE OR LESS
 LOT 2: 3.017 SQ. FT. OR 0.07 ACRES MORE OR LESS
 LOT 3: 3.017 SQ. FT. OR 0.07 ACRES MORE OR LESS
 LOT 4: 3.017 SQ. FT. OR 0.07 ACRES MORE OR LESS
 TOTAL: 12,077 SQ. FT. OR 0.277 ACRES MORE OR LESS

CDOT# 07-20-24-4081

ORDERED BY: CELADON PARTNERS LLC	CHECKED: DRAWN
ADDRESS: 47TH STREET & MARSHFIELD AVENUE	BB
GREMLEY & BIEDERMANN PLCS, CORPORATION A Division of LICENSE NO. 184-025332 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2024-31947-001	DATE: MARCH 27, 2024 SCALE: 1" = 25 FEET PAGE NO. 1 OF 2

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EXHIBIT "A"
PLAT OF RESUBDIVISION
CELADON RESUBDIVISION

AFFECTED PINS:
20-07-206-008- LOT 4: 1642-1643 W. 47TH STREET
20-07-206-009- LOT 3: 1639 W. 47TH STREET
20-07-206-010- LOTS 1 & 2: 1635-1637 W. 47TH STREET

State of Illinois)
County of COOK) ss

The undersigned, Regions Bank, as lender hereby consents to and approves the plat hereon drawn.

By: _____ Attest: _____
President Secretary

State of Illinois)
County of Cook) ss

I, _____, a Notary Public in and for the county in the State aforesaid do hereby certify that _____ President of Regions Bank and _____ Secretary of said Regions Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ Secretary, respectively, 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 Regions Bank, as lender, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D. 2024.

Notary Public

OWNER CERTIFICATE - LOT 1 AND LOT 2
State of Illinois)
County of COOK) ss

GOLDBLATT OF CHICAGO LIMITED PARTNERSHIP, an Illinois limited partnership, does hereby certify that it is the owner of the property certified herein and that it has caused the said property to be surveyed and subdivided as shown hereon.

Dated: _____ A.D. 20__

By: _____

Its:
GENERAL PARTNER

By: _____

The Lots contained in this Subdivision fall within the Chicago Public School District and are within the boundaries of Elementary School District CHAVEZ - 4747 S. MARSHFIELD AVENUE and High School District RICHARDS HIGH SCHOOL - 5009 S. LAFLIN STREET.

Dated: _____ A.D. 20__

By: _____

State of Illinois)
County of _____) ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____ General Partner of said limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such General Partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership, as owner of the property, for the uses and purposes therein set forth. Given under my hand and notarial seal this _____ day of _____ A.D. 20__.

Notary Public

OWNER CERTIFICATE - LOT 3 AND LOT 4
State of Illinois)
County of COOK) ss

NEW CITY REDEVELOPMENT LIMITED PARTNERSHIP, an Illinois limited partnership, does hereby certify that it is the owner of the property certified herein and that it has caused the said property to be surveyed and subdivided as shown hereon.

Dated: _____ A.D. 20__

By: _____

Its:
GENERAL PARTNER

By: _____

The Lots contained in this Subdivision fall within the Chicago Public School District and are within the boundaries of Elementary School District CHAVEZ - 4747 S. MARSHFIELD AVENUE and High School District RICHARDS HIGH SCHOOL - 5009 S. LAFLIN STREET.

Dated: _____ A.D. 20__

By: _____

State of Illinois)
County of _____) ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____ General Partner of said limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such General Partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership, as owner of the property, for the uses and purposes therein set forth. Given under my hand and notarial seal this _____ day of _____ A.D. 20__.

Notary Public

SURVEYORS CERTIFICATE

State of Illinois)
County of Cook) ss

I, Robert G. Biedermann, a Professional Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided _____, in the manner represented on the plat hereon drawn.

LOTS 1 THROUGH 4 IN JARS RESUBDIVISION, ACCORDING TO PLAT RECORDED SEPTEMBER 8, 2023, AS DOCUMENT NUMBER 2325134072, ALL INCLUSIVE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 12.077 SQUARE FEET OR 0.277 ACRES MORE OR LESS. CONTAINING 12.077 SQUARE FEET OR 0.277 ACRES MORE OR LESS.

I further certify that the property described hereon is located within the corporate limits of the City of Chicago, Cook County, Illinois.

I further certify property is located within the area covered by Panel 17031c0520j which is noted on the flood insurance rate map for Cook County, Illinois index map number 17031CIND1G OR 17031CIND2G revised August 19, 2008 as "panel not printed - No special flood hazard areas".

PER STATE STATUTE ALL EXTERIOR CORNER WILL BE SET BEFORE PLAT RECORDATION MONUMENTATION IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON AND ACCORDING TO ILLINOIS STATE STATUTES.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Field measurements completed on March 14, 2024.

Signed on October 25, 2024.

By: _____

Professional Illinois Land Surveyor No. 2802
HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE.



SURVEY PREPARED FOR & MAILED TO:

CELADON PROPERTIES, LLC
4707 S. MARSHFIELD AVENUE
CHICAGO, IL. 60609

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2025

ZONING: B2 - NEIGHBORHOOD SHOPPING DISTRICT

FIELD MEASUREMENTS COMPLETED ON MARCH 14, 2024.

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by survey and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024 "All Rights Reserved"

CDOT# 07-20-24-4081

CHICAGO DEPARTMENT OF TRANSPORTATION

CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

ORDERED BY: CELADON PARTNERS LLC	CHECKED: _____	DRAWN: _____
ADDRESS: 47th STREET & MARSHFIELD AVENUE	88	
GREMLEY & BIEDERMANN		
A Division of PLCS, CORPORATION LICENSE No. 08-00532 PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-0182 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-31947-001	DATE MARCH 27, 2024 SCALE 1 INCH = 50 FEET	PAGE NO. 2 OF 2

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EXHIBIT B
LEGAL DESCRIPTION

RESUBDIVISION OF LOTS 1 THROUGH 4 IN JARS RESUBDIVISION, ACCORDING TO PLAT RECORDED SEPTEMBER 8, 2023, AS DOCUMENT NUMBER 2325134072, ALL INCLUSIVE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 12,077 SQUARE FEET OR 0.277ACRES MORE OR LESS.

EXHIBIT C
PINS AND ADDRESS RANGES

PINs	Commonly Known As
20-07-206-008-0000	1642-1643 W. 47 th Street, Chicago, IL 60609
20-07-206-009-0000	1639 W. 47 th Street, Chicago, IL 60609
20-07-206-010-0000	1635-1637 W. 47 th Street, Chicago, IL 60609