

# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

## ALTA / NSPS LAND TITLE SURVEY

OF  
THE SOUTH 4 FEET OF LOT 11 AND ALL OF LOT 12 AND THE NORTH 11 FEET OF LOT 13  
(EXCEPT THE EAST 7 FEET OF AFORESAID LOTS) IN BLOCK 7 OF BUENA PARK, BEING  
A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **4100 N. SHERIDAN ROAD, CHICAGO, ILLINOIS**

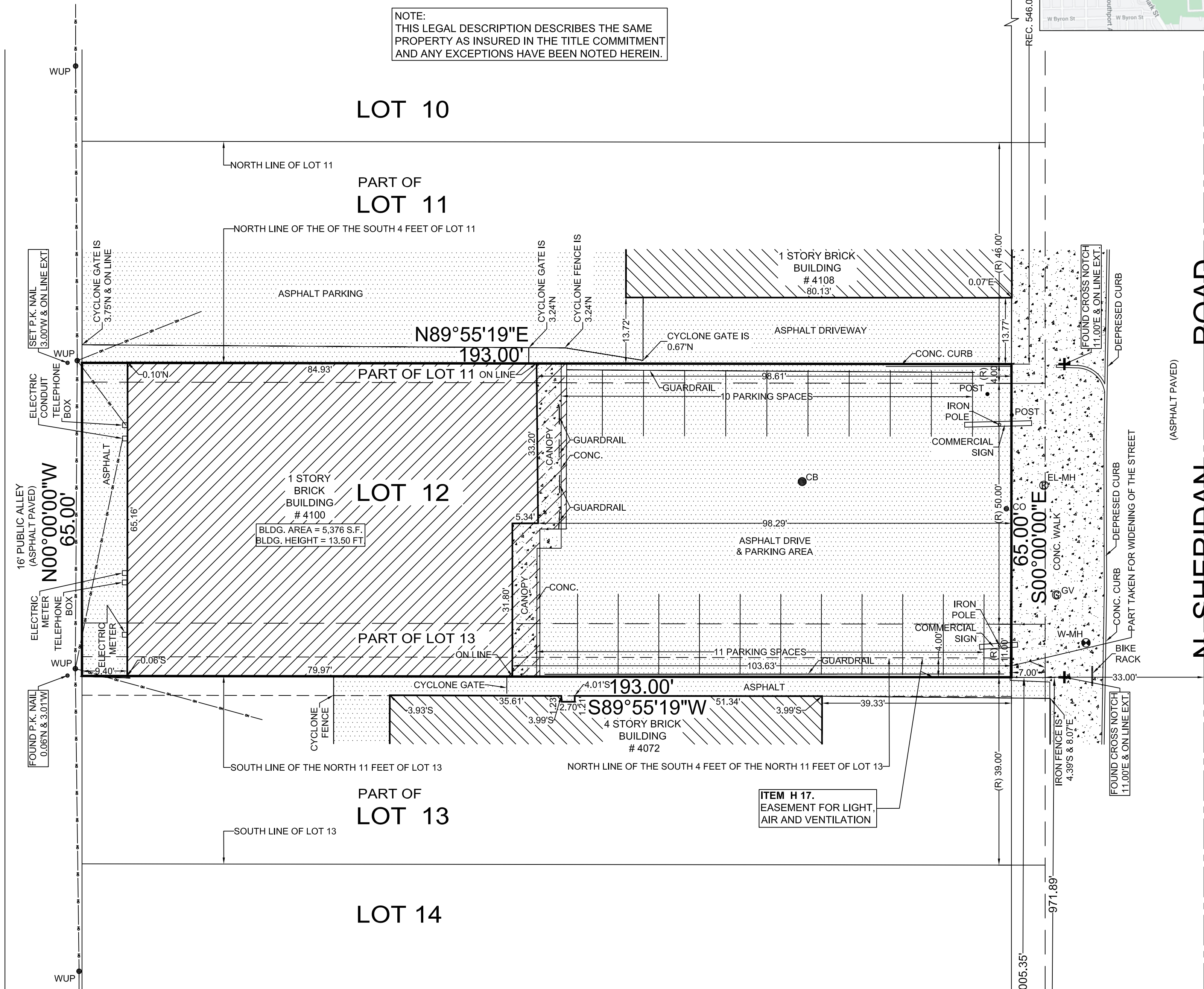
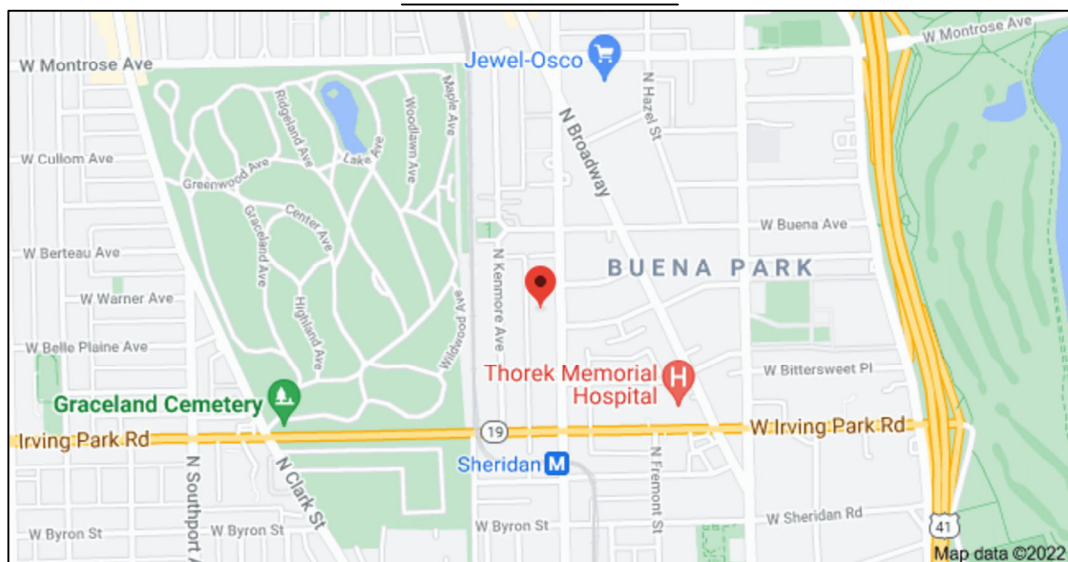
PERMANENT INDEX NUMBER: 14 - 17 - 404 - 039 - 0000

TOTAL AREA= 12,545 SQ. FT. 0.288 ACRE

NOTE:  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME  
PROPERTY AS INSURED IN THE TITLE COMMITMENT  
AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	21
HANDICAP	0
TOTAL	21

### LOCATION MAP



ZONING DATA REFLECTS ALL ORDINANCES  
PASSED IN THE MOST RECENT CITY COUNCIL  
MEETING, CITY OF CHICAGO, ILLINOIS

ZONING REQUIREMENTS:

B3 - 3 : COMMUNITY SHOPPING DISTRICT.

### NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS **N. SHERIDAN ROAD AND NORTH-SOUTH 16' PUBLIC ALLEY**
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- **ITEM # 9 FROM TABLE A**  
THERE ARE 21 STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- **ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 14 FROM TABLE A** DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS W. BUENA AVENUE IS 546.00 FEET.
- **ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 FROM TABLE A**  
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- **ITEM # 19 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

NOTE:  
SURFACE DETAILS OBSCURED BY SNOW

### CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **21GSA654080LP**

EFFECTIVE DATE: **OCTOBER 5, 2021**

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

**ITEMS 1 - P 16.**  
NOT SURVEY RELATED.

**ITEM H 17.**  
EASEMENT FOR LIGHT, AIR AND VENTILATION OVER THE SOUTH 4 FEET OF THE NORTH 11 FEET OF LOT 13, AFORESAID, AS ESTABLISHED BY DEED RECORDED NOVEMBER 22, 1911 AS DOCUMENT 4873832.  
**(PLOTTED OD THE DRAWING)**

**ITEMS J 18 - K 19.**  
NOT SURVEY RELATED.

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **VANMARK CORP., AN ILLINOIS CORPORATION**  
- **MERRION DEVELOPMENT**  
- **CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN **ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS** JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 27, 2022.

DATE OF PLAT: FEBRUARY 9, 2022.

BY: *Roy G. Lawniczak*  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023

LEGEND	ABBREVIATIONS
●	CB CATCH BASIN
W-MH	WATER MANHOLE
CO	CLEANOUT
WUP	WOOD UTILITY POLE
EL-MH	ELECTRIC MANHOLE
GV	GAS VALVE
POST	METAL GUARD POST
(R)	RECORD DATA

ORDERED BY: BARRETT HOMES	
SCALE : 1" = 15'	
DATE : JANUARY 27, 2022	
FILE No.: 2022 - 29775	
	7/29/22 ADDED DIST. TO TRAIN STATION
DATE	REVISION

### FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0409 K**, WITH A DATE OF IDENTIFICATION OF **SEPTEMBER 10, 2021**, FOR COMMUNITY NUMBER **170074 0409 K**, IN **COOK COUNTY**, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

