



KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
06/03/2022 11:48 AM

DOCUMENT # R2022-054026

Mail To:

(City of Wood Dale )  
404 N. Wood Dale Rd.  
Wood Dale, IL 60191  
Attn: Maura Montalvo

RECORDING COVER PAGE

Permanent Parcel Number:

03-10-106-001      03-10-106-002  
03-10-100-004      03-10-113-006  
03-10-105-014

Property Address:

790 Central Ave  
Wood Dale, IL 60191

Prepared By:

Maura Montalvo

Name

Address

City, State & Zip Code

City of Wood Dale  
404 N. Wood Dale Rd.  
Wood Dale, IL 60191

\*Please note - This cover page has been attached to the document for recording purpose.  
It is a permanent part of the document and has been included in the page count.

**FILED**  
JUN 03 2022

*Jean Kacynski*  
DuPage County Clerk

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF DU PAGE     )

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance **#O-22-020 AN ORDINANCE APPROVING THE PLAT OF VACATION OF A DISCONTINUED EASEMENT OVER 790 CENTRAL AVENUE, CITY OF WOOD DALE, STATE OF ILLINOIS**

Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 19<sup>th</sup> day of May, 2022



*Lynn Curiale*  
\_\_\_\_\_  
Lynn Curiale, City Clerk

**FILED**  
JUN 03 2022

**Ordinance #O-22-020**

*Jean Kacynski*  
DuPage County Clerk

**AN ORDINANCE APPROVING THE PLAT OF VACATION OF A DISCONTINUED  
EASEMENT OVER 790 CENTRAL AVENUE, CITY OF WOOD DALE, STATE OF  
ILLINOIS**

Passed: May 19, 2022  
Published in Pamphlet Form: May 20, 2022

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached  
Ordinance is a true and correct copy of **#O-22-020**

**AN ORDINANCE APPROVING THE PLAT OF VACATION OF A DISCONTINUED  
EASEMENT OVER 790 CENTRAL AVENUE, CITY OF WOOD DALE, STATE OF  
ILLINOIS**

Passed and approved by the City Council of the City of Wood Dale on May 19, 2022 and hereby  
published in pamphlet on May 20, 2022



SEAL

*Lynn Curiale*  
\_\_\_\_\_  
Lynn Curiale, City Clerk

**FILED**  
JUN 03 2022  
*Jean Kaczmarski*  
DuPage County Clerk

**ORDINANCE NO. O-22-020**

**AN ORDINANCE APPROVING THE PLAT OF VACATION OF A DISCONTINUED  
EASEMENT OVER 790 CENTRAL AVENUE , CITY OF WOOD DALE,  
STATE OF ILLINOIS**

**WHEREAS**, the City of Wood Dale (the "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City Council of the City (hereinafter referred to as the "City Council") is the corporate authority for the City and is authorized by law to exercise all powers and to control the affairs of the City; and

**WHEREAS**, the City Council possesses the full power and authority to approve, adopt and pass all necessary ordinances, resolutions, rules and regulations necessary for carrying into effect the objects for which the City was formed, pertaining to the health, safety and welfare of the City in accordance with the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, ; and

**WHEREAS**, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-91-1, the City is authorized, by adoption of an appropriate ordinance, to vacate public rights-of-way within its jurisdiction after determining that the public interest will be served by said vacation; and

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-91-2 further provides that upon the vacation of said right-of-way, easement, or any part thereof, by virtue of an ordinance of the municipality, title to the land vacated will vest in the then owners of land abutting thereon; and

**WHEREAS**, the only owner of Property abutting the easement is the City of Wood Dale; and

**WHEREAS**, the City has a discontinued, unimproved easement which is legally described as follows:

PARCEL 1: THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 9 (AS MONUMENTED) IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 9, WHICH PLAT WAS RECORDED JANUARY 3, 1946 AS DOCUMENT 489552; THENCE SOUTH 88 DEGREES 16 MINUTES WEST 200.00 FEET ALONG THE NORTH LINE OF STIFTER'S PLAT OF LOT 1, RECORDED AS DOCUMENT 995437 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 16 MINUTES WEST 193.70 FEET TO THE WEST LINE OF

FRANK J. STIFTER TRACT RECORDED AS DOCUMENT 498242; THENCE SOUTH 01 DEGREES 46 MINUTES 05 SECONDS EAST 500 FEET; THENCE NORTH 88 DEGREES 16 MINUTES EAST 174.01 FEET TO THE SOUTHWEST CORNER OF STIFTER'S PLAT OF LOT 2 RECORDED AS DOCUMENT R62-21056; THENCE NORTH 0 DEGREES 29 MINUTES 13 SECONDS EAST 100.00 FEET TO THE NORTHWEST CORNER OF SAID STIFTER'S PLAT OF LOT 2; THENCE NORTH 88 DEGREES 16 MINUTES EAST 200.0 FEET TO THE NORTHEAST CORNER OF SAID STIFTER'S PLAT OF LOT 2; THENCE NORTH 0 DEGREES 29 MINUTES 13 SECONDS EAST 200.37 FEET TO THE SOUTHEAST CORNER OF SAID STIFTER'S PLAT OF LOT 1; THENCE SOUTH 88 DEGREES 16 MINUTES WEST 200.0 FEET TO THE SOUTHWEST CORNER OF SAID STIFTER'S PLAT OF LOT 1; THENCE NORTH 0 DEGREES 29 MINUTES 13 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 100 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 1 OF STIFTER'S PLAT OF LOT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1961 AS DOCUMENT 995437, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 200 FEET OF FRANK J. STIFTER TRACT IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1946 AS DOCUMENT 498242, (EXCEPT THEREFROM SO MUCH OF SAID PREMISES AS FALLS IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN), IN DUPAGE COUNTY, ILLINOIS.

LOTS 9 AND 10 IN O'HARE HIGH TECH CENTER FOR COMMERCE AND INDUSTRY, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1986 AS DOCUMENT R86-27974, IN DUPAGE COUNTY, ILLINOIS.

**WHEREAS**, in 1990 a Plat of Easement was recorded, as Document R90-042672, for O'Hare High Tech Center for Commerce & Industrial, Phase 2, for the Property of which is located within the City of Wood Dale, County of DuPage, State of Illinois; and

**WHEREAS**, as a part of the Development, an easement, was created as shown on the depiction attached hereto and incorporated herein by reference as Exhibit A; and

**WHEREAS**, the easement has remained vacant land, and has not been used to provide access to any Property adjacent thereto; and

**WHEREAS**, the easement is not necessary for use or any continuing public service, as provided for therein 765 ILCS 205/6; and

**WHEREAS**, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, provides that the Corporate Authorities of a municipality may, by ordinance, vacate any street or alley, or part thereof, within their jurisdiction after determining that the public interest will be sub served by said vacation; and

**WHEREAS**, Section 11-91-2 of the Illinois Municipal Code, 65 ILCS 5/11-91-2, provides that upon the vacation of a street, or any part thereof, by virtue of any ordinance of any municipality, title to the land included therein will vest in the then owners of the land abutting thereon; and

**WHEREAS**, the vacation of the easement will not impair access to any Property Owner; and

**WHEREAS**, the City Council finds that the easement depicted on Exhibit B be vacated as the easement is of no further use to the City, and the vacation of this easement may benefit future improvement to Property in the City; and

**WHEREAS**, the City Council finds that the public interest will be served by vacating the easement and approving the Plat of Vacation; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS** as follows:

**SECTION ONE:** That the recitals set forth herein are incorporated herein by reference.

**SECTION TWO:** That this Ordinance is hereby passed by the affirmative roll call vote of three-fourths (3/4) of all the Aldermen then holding office in the City of Wood Dale, at a duly called Meeting of the City Council.

**SECTION THREE:** That by said vote, the City Council hereby vacates the easement as depicted on Exhibit B, all of which is located in the City of Wood Dale, County of DuPage, State of Illinois and approves the Plat of Vacation thereof.

**SECTION FOUR:** Upon vacation of the easement and approval of the Plat of Vacation, Title to the Property on which the easement currently exists shall vest in the City of Wood Dale, the Property Owner of Record of the Property identified by the following Permanent Index Numbers:

03-10-106-001  
03-10-100-006  
03-10-105-014  
03-10-106-002; and  
03-10-113-006

**SECTION FIVE:** That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois, made and published, and also to file in the Office of the Recorder of Deed DuPage County, Illinois and the Office of the County Clerk, a certified copy of this Ordinance.

**SECTION SIX:** That the City, its Staff and its Attorneys, Bond Dickson & Conway, are hereby authorized to take the necessary steps to carry out the Vacation of the Easement and approval of the Plat of Vacation provided for herein.

**SECTION SEVEN:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION EIGHT:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED this 19th day of May, 2022

AYES: 8

NAYS: 0

ABSENT: 0

APPROVED this 19th day of May, 2022

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale  
Lynn Curiale, City Clerk

Published in pamphlet form May 20, 2022

**FILED**  
JUN 03 2022

Jean Kaczmarek  
DuPage County Clerk



**EXHIBIT A**

790 N. Central Plat of Vacation

JUN 03 2022

*Jan Kaczmarek*  
DuPage County Clerk

# PLAT OF VACATION

STATE OF ILLINOIS COUNTY OF DU PAGE JSS 10-105-005

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

NORTHWEST CORNER OF SECTION 10-40-11  
1775.6  
OF THE PRIVATE ROAD EASEMENT OVER THE SOUTH 20.0 FEET OF THE FOLLOWING DESCRIBED TRACT:  
THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SECTION 10 AND RUNNING THENCE NORTH 89 DEGREES 15 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 1775.6 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS CENTRAL ROAD THENCE SOUTH 30 DEGREES 45 MINUTES EAST ALONG SAID CENTER LINE, 358.04 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES 45 MINUTES EAST ALONG SAID CENTER LINE, 299.73 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES WEST ALONG AN OLD FENCE LINE, 773.65 FEET; THENCE NORTH 02 DEGREES 12 MINUTES WEST, PARALLEL WITH THE EAST LINE OF FRK FARM, 282.1 FEET; THENCE NORTH 83 DEGREES 15 MINUTES EAST, 630.22 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

2

PLACE OF BEGINNING

N. CENTRAL AVENUE  
RICHERT DRIVE

LOT 3  
PEACOCK-FRESTON PLAT OF SURVEY

•790 N. CENTRAL AVENUE  
P.I.N.03-10-105-005  
OWNER: CITY OF WOODDALE

20 FOOT PRIVATE ROAD EASEMENT HEREBY VACATED

4 COLUMNS LTD WOODDALE CENTER RESUBDIVISION

O'HARE HIGH TECH CENTER FOR COMMERCE AND INDUSTRY  
7  
8  
1  
1  
4



STATE OF ILLINOIS COUNTY OF DU PAGE JSS  
THIS IS TO CERTIFY THAT WE, WEBSTER, McGRATH AND AHLBERG, LTD. HAVE PLATTED FROM AVAILABLE RECORDS THE ABOVE DESCRIBED PROPERTY WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.  
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
GIVEN UNDER MY HAND AND SEAL THIS 22<sup>nd</sup> DAY OF April A.D. 2022

WEBSTER, McGRATH AND AHLBERG, LTD.  
*Jimmy Anthony*



ILLINOIS PROF. LAND SURVEYOR NO. 2889  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022  
207 S. WASHINGTON STREET  
WHEATON, ILLINOIS 60187  
(630) 858-7603

STATE OF ILLINOIS COUNTY OF DUPAGE JSS  
**BEINORIS DRIVE**  
THIS IS TO CERTIFY THAT THE CITY OF WOODDALE, A NOT-FOR-PROFIT CORPORATION, AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED FROM THE RECORDS AS INDICATED HEREON FOR THE USES AND PURPOSES OF STREET VACATION AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
ILLINOIS, THIS DAY OF \_\_\_\_\_ A.D. 20\_\_  
CITY OF WOODDALE  
BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

Rev.	Date	Description	By
LOCATION: 790 N. CENTRAL AVENUE WOODDALE, ILLINOIS			
PREPARED FOR: PATRICK K. BOND, BOBBI DROGSEN & COMPANY, 400 S. KNOX STREET, UNIT C, LYONHEAT, ILLINOIS 60187			
JOB NO. 44629		DATE: 4/22/2022	SCALE: 1"=50'
DRAWN: GA		DESIGN: GA	
FILE #: C-32456 V		SHEET # 1 of 1	

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