

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
09/04/2019 04:06 PM
RHSP

DOCUMENT # R2019-077136

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Shirley J. Siebert, 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-19-014 AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS THE WASHINGTON STREET REDEVELOPMENT PROPERTY, 640 N. CENTRAL AVENUE TO THE CITY OF WOOD DALE, ILLINOIS**

Passed to the City of Wood Dale, DuPage County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 20th day of June, 2019.


Shirley J. Siebert, City Clerk

SEAL




Submitted/Prepared By:
(Bond, Dickson & Conway)
Mary E. Dickson
400 S. Knoll Street, Unit C
Wheaton, IL 60187

#O-19-014

**AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS THE
WASHINGTON STREET REDEVELOPMENT PROPERTY, 640 N. CENTRAL
AVENUE TO THE CITY OF WOOD DALE, ILLINOIS**

Passed: June 20, 2019
Published in Pamphlet Form June 20, 2019

I, Shirley J. Siebert, as the Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy o **#O-19-014**
**AN ORDINANCE ANNEXING PROPERTY COMMONLY KNOWN AS THE
WASHINGTON STREET REDEVELOPMENT PROPERTY, 640 N. CENTRAL
AVENUE TO THE CITY OF WOOD DALE, ILLINOIS** Passed and approved by the City Council of the City of Wood Dale, June 20, 2019, hereby published in pamphlet form June 20, 2019.


Shirley J. Siebert, City Clerk

SEAL



SECTION THREE: That the official map of the City of Wood Dale be amended to reflect the extension of corporate limits of the City of Wood Dale to include the Subject Property described herein and annexed hereby.

SECTION FOUR: That the City Clerk of the City of Wood Dale is directed hereto to file in the Offices of the Recorder and County Clerk of DuPage County, Illinois, a certified copy of this Ordinance, together with an accurate map of the territory annexed, as shown in the Plat of Annexation attached hereto as Exhibit B.

SECTION FIVE: That the City Clerk of the City of Wood Dale is directed hereto to provide written notification of the annexation of this Subject Property via certified mail to the DuPage County Clerk, Elections Division, 421 N. County Farm Road, Wheaton, Illinois 60187 and to the U.S. Post Office, 27 N. Wood Dale Road, Wood Dale, IL 60191.

SECTION SIX: 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.

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.

AYES: 7 - Alderman Catalano, Messina, Sorrentino, SusmarSKI,
E. Wesley, Woods - Mayor Pulice

NAYES: 0

ABSENT: 2 - Alderman Jakab, R. Wesley

PASSED this 20th day of June, 2019

APPROVED this 20th day of June, 2019

Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST:

Shirley J. Siebert
Shirley J. Siebert, City Clerk

Published in pamphlet form June 20, 2019

EXHIBIT A
PETITION FOR ANNEXATION

**PETITION FOR ANNEXATION
TO THE CITY OF WOOD DALE
PURSUANT TO THE PROVISIONS
OF 65 ILCS 5/7-1-8**

This Petition for Annexation, dated this 19 day of March, 2019, is made by CH REALTY VIII/ CHICAGO WASHINGTON ST., L.L.C., a Delaware limited liability company (hereinafter referred to as the "OWNER") to the City of Wood Dale, an Illinois municipal corporation (hereinafter referred to as the "CITY").

WITNESSETH:

WHEREAS, the OWNER is the sole owner of certain real property located in unincorporated DuPage County, Illinois, which is legally described on Exhibit "A" attached hereto and made part hereof (hereinafter referred to as the "PROPERTY"); and,

WHEREAS, the PROPERTY is not presently situated within the corporate limits of any municipality; and,

WHEREAS, the PROPERTY is contiguous to the corporate limits of the CITY; and,

WHEREAS, there are six (6) elector(s) residing upon the PROPERTY, at least fifty- one percent (51%) of whom have executed this Petition for Annexation, with the name(s) of said elector(s) being set forth on Exhibit "B" attached hereto and made part hereof and all of whom reside on the Property pursuant to occupancy licenses expiring not later than April 28, 2019; and,

WHEREAS, the OWNER desires to annex the PROPERTY into the CITY; and,

WHEREAS, the OWNER is submitting this Petition contingent upon the CITY approval of a mutually agreeable annexation agreement and annexation of the PROPERTY into the CITY shall be subject to the terms and conditions of the Annexation Agreement.

NOW, THEREFORE, the OWNER hereby specifically petitions and requests that the CITY take all necessary and appropriate actions required to annex the PROPERTY into the CITY including, without limitation, holding all required public hearings and providing notification to all required individuals and governmental entities, and that the annexation of the PROPERTY be subject to the terms and conditions of a mutually acceptable Annexation Agreement.

OWNER:

**CH REALTY VIII/ CHICAGO
WASHINGTON ST., L.L.C.**, a Delaware limited
liability company

By: Fund VIII Managers, L.L.C., a Texas limited
liability company, its manager

By: Ben C. Doherty
Name: Ben C. Doherty
Title: Vice President

RECEIVED by me this ___ day of March, 2019.

Shirley Siebert, City Clerk

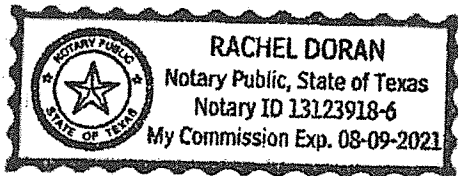
STATE OF Texas) SS
))
COUNTY OF Dallas) SS

This instrument was acknowledged before me on March 19, 2019, by Ben Doherty, a Vice President of Fund VIII Managers, L.L.C., a Texas limited liability company, the manager of CH REALTY VIII/ CHICAGO WASHINGTON ST., L.L.C., a Delaware limited liability company, as the act and deed of such entity.

Rachel Doran
Name: _____
Notary Public in and for
The State of TEXAS

(Seal of Notary)

My commission expires: 08/09/2021



See Attached Signature Pages for Electors

**(Thomas Johnson, Yvonne Reyes Johnson, Alfredo Rodriguez,
Ruth Rodriguez, Emilio Ochoa and Octavia Ochoa)**

Registered Voters - Electors

61550 Central Ave ; Wood Dale, IL*

Printed Name: THOMAS J. JOHNSON Signature: Thomas J. Johnson

Printed Name: YUVONNIE REYES-JOHNSON Signature: Yuvonnie Reyes-Johnson

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Date: February 28, 2019

* To be completed only by registered voters living at this address. Leave extra lines blank.

Registered Voters – Electors

17WS11 Washington St., Wood Dale, IL*

Printed Name: Alfredo Rodriguez Signature: Alfredo Rodriguez

Printed Name: Ruth Rodriguez Signature: Ruth Rodriguez

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Date: February 28, 2019

* To be completed only by registered voters living at this address. Leave extra lines blank.

Registered Voters – Electors

17W486 Washington, Wood Dale, IL*

Printed Name: Octavia Ochoa

Signature:  An Attorney in fact for Octavia Ochoa

Printed Name: Emilio Ochoa

Signature:  An Attorney in fact for Emilio Ochoa

Printed Name: _____

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____

Signature: _____

Date: February 28, 2019

* To be completed only by registered voters living at this address. Leave extra lines blank.

Wendy Freyer

From: sptlaw <sptlaw@sbcglobal.net>
Sent: Thursday, February 28, 2019 9:16 AM
To: Wendy Freyer
Cc: Kevin Mohoney; Chris Law
Subject: Re: RDC Assemblage Ochoa House Voter status
Attachments: Ochoa O&E 17W486 elector sign page.pdf

Importance: High

Wendy,

I was able to confirm that Octavia and Emilio Ochoa are the only registered voters at 17W486 Washington, Wood Dale. Upon consultation with my clients it is believed that the 3 other potential voters were their adult children who have moved out. Buyer's representation is that the info you have below is no longer accurate and that Octavia and Emilio are they only current registered voters residing at 17W486 Washington, Wood Dale.

Attached is the Electors Statement signed by me as attorney in fact. A copy has also been sent directly to my clients

Santo P. Terenzio
Attorney at Law P.C.
19 Don Carlos Drive
Hanover Park, IL 60133
Office: 630 233 0621
Fax: 630 672 7177

email: santo@terenziolaw.com or sptlaw@sbcglobal.net

THE INFORMATION TRANSMITTED BY THIS E-MAIL MAY BE CONSIDERED ATTORNEY PRIVILEGED AND CONFIDENTIAL AND IS INTENDED ONLY FOR USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. IF YOU ARE NOT THE INTENDED RECIPIENT, OR AN AGENT OF THE INTENDED RECIPIENT, YOU SHOULD BE AWARE THAT ANY DISSEMINATION DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU RECEIVE THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY AND DELETE ALL COPIES OF THIS TRANSMISSION. ANY TAX ADVICE CONTAINED HEREIN WAS NOT INTENDED OR WRITTEN BY THE AUTHOR TO BE USED, AND IT CANNOT BE USED BY ANY RECIPIENT, FOR THE PURPOSE OF AVOIDING ANY TAX PENALTIES THAT MAY BE IMPOSED ON ANY PERSON. NOTHING IN THIS EMAIL IS TO BE CONSIDERED LEGAL ADVICE OR CREATE AN ATTORNEY CLIENT RELATIONSHIP UNLESS THE ATTORNEY HAS BEEN RETAINED BY THE RECIPIENT AS EVIDENCED BY AN EXPLICIT AGREEMENT.

On Feb 27, 2019, at 1:46 PM, Wendy Freyer <wfreyer@dflaw.com> wrote:

Hi Santo:

I just discovered that the DuPage County Board of Electors' records indicate that both Emilio Ochoa and Octavia Ochoa are registered voters at this address. In addition, the records show there are three other registered voters living at that address. For privacy reasons they do not disclose those names, but they did confirm that it is not Roberto Ochoa.

Exhibit A

The Property

Address	PIN
6N652 Central	03-10-107-009
6N550 Central	03-10-107-010
17W475 Washington	03-10-107-008
17W489 Washington	03-10-107-007
17W527 Washington	03-10-107-005 and 03-10-107-004
17W539 Washington	03-10-107-002
17W550 Washington	03-10-106-007
17W522 Washington	03-10-106-009
17W520 Washington	03-10-106-010
6N606 Central	03-10-106-015
17W476 Washington	03-10-106-013
17W540 Washington	03-10-106-008
17W510 Washington	03-10-106-011
17W511 Washington	03-10-107-006
17W537 Washington	03-10-107-003
Lot 11 Washington	03-10-107-001
17W570 Washington	03-10-106-006
17W486 Washington	03-10-106-012
6N606 Central	03-10-106-014

Lots 1 through 20 inclusive in Wooddale Highland Garden Lots, Being a Subdivision in the North Half of Section 10, Township 40 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded June 17, 1946 as Document 500132, in DuPage County, Illinois.

Exhibit B

Electors

Address	Electors residing at address
6N550 Central	Thomas Johnson and Yuvonnie Reyes Johnson
17W511 Washington	Alfredo Rodriguez and Ruth Rodriguez
17W486 Washington	Emilio Ochoa and Octavia Ochoa

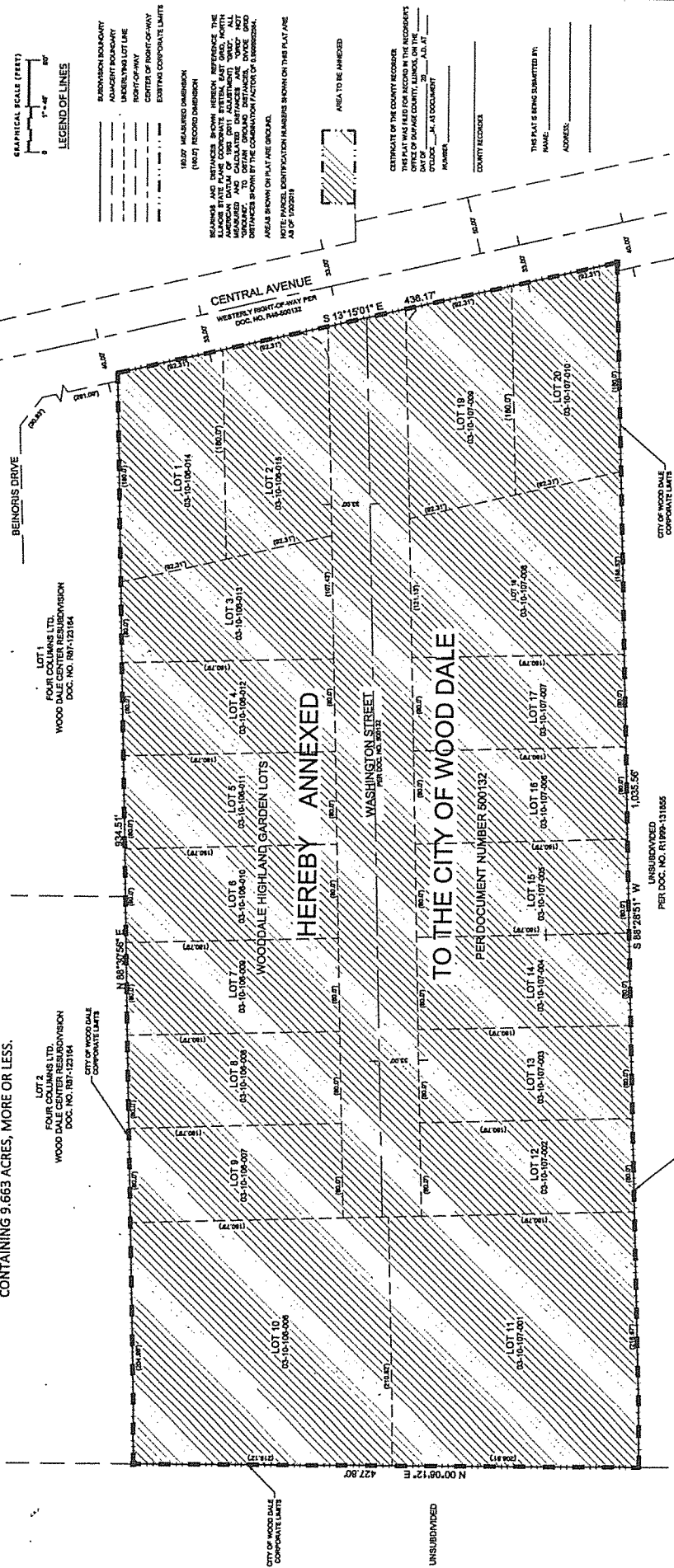
EXHIBIT B
PLAT OF ANNEXATION

Exhibit C

PLAT OF ANNEXATION

TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, AND ALL OF WASHINGTON STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF
CENTRAL AVENUE; ALL IN WOODDALE HIGHLAND GARDEN LOTS, BEING A SUBDIVISION OF LOTS 10 AND 11 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT
PLAT NO. 9, BEING A PART OF THE NORTH 1/2 OF SECTION 40, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT OF SAID WOOD DALE HIGHLAND GARDEN LOTS, RECORDED JUNE 17, 1946 AS DOCUMENT 500132, IN DUPAGE COUNTY, ILLINOIS,

CONTAINING 9.663 ACRES, MORE OR LESS.



CERTIFICATE OF THE COUNTY RECORDER
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____.

COUNTY RECORDER: _____

THIS PLAT IS BEING SUBMITTED BY: NAME: _____ ADDRESS: _____

NOTARIAL PUBLIC: _____

I, DONALD T. HEDRICK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3665, RECORD FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE, ILLINOIS.

WITNESSED MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2009.

DONALD T. HEDRICK

ALL LICENSES EXPIRE NOVEMBER 30, 2009.

LEGAL DESCRIPTION:
LOT 1: 05-10-100-014
LOT 2: 05-10-100-014
LOT 3: 05-10-100-011
LOT 4: 05-10-100-012
LOT 5: 05-10-100-010
LOT 6: 05-10-100-011
LOT 7: 05-10-100-008
LOT 8: 05-10-100-008
LOT 9: 05-10-100-007
LOT 10: 05-10-100-008
LOT 11: 05-10-100-001
LOT 12: 05-10-100-002
LOT 13: 05-10-100-003
LOT 14: 05-10-100-004
LOT 15: 05-10-100-005
LOT 16: 05-10-100-006
LOT 17: 05-10-100-007
LOT 18: 05-10-100-008
LOT 19: 05-10-100-009
LOT 20: 05-10-100-010

ADJACENT ADDRESSES:
05-10-100-014: WOOD DALE HIGHLAND GARDEN LOTS
05-10-100-013: WASHINGTON STREET
05-10-100-012: WASHINGTON STREET
05-10-100-011: WASHINGTON STREET
05-10-100-010: WASHINGTON STREET
05-10-100-009: WASHINGTON STREET
05-10-100-008: WASHINGTON STREET
05-10-100-007: WASHINGTON STREET
05-10-100-006: WASHINGTON STREET
05-10-100-005: WASHINGTON STREET
05-10-100-004: WASHINGTON STREET
05-10-100-003: WASHINGTON STREET
05-10-100-002: WASHINGTON STREET
05-10-100-001: WASHINGTON STREET

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05-10-100-006: WASHINGTON STREET
05-10-100-005: WASHINGTON STREET
05-10-100-004: WASHINGTON STREET
05-10-100-003: WASHINGTON STREET
05-10-100-002: WASHINGTON STREET
05-10-100-001: WASHINGTON STREET

PLAT OF ANNEXATION

WOODDALE HIGHLAND GARDEN LOTS
WOOD DALE, IL

PLANNING ENGINEERING GROUP
PINCINNACLE ENGINEERING GROUP

SHEET 1 OF 1

REVISIONS

DATE: _____ BY: _____