

RECORDING COVER PAGE

KATHLEEN V. CARRIER DUPAGE COUNTY RECORDER

KATHLEEN V. CARRIER, RECORDER DUPAGE COUNTY ILLINOIS 12/21/2021 03:29 PM

DOCUMENT # R2021-181436



RETURN TO:

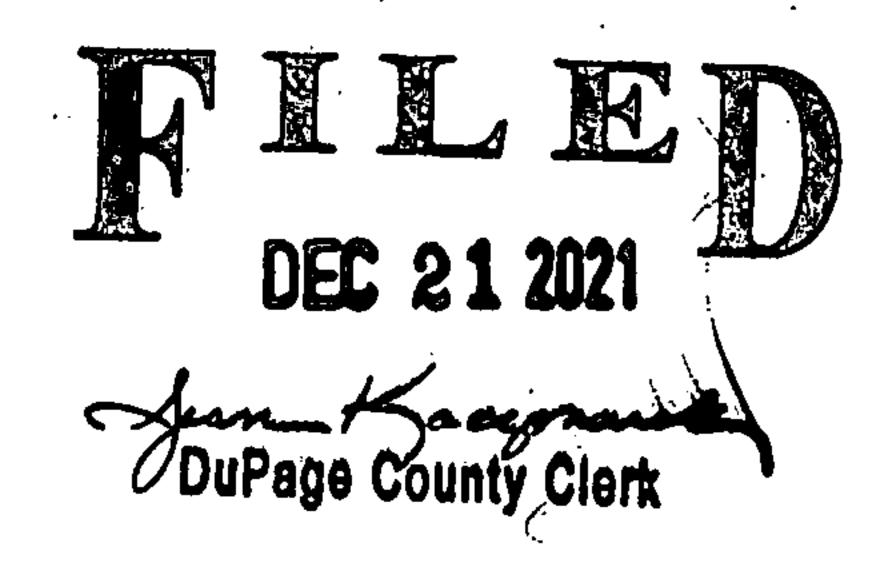
CITY OF WOOD DALE

404 N WOOD DALE RD

WOOD DALE IL 60191

KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER 421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 6/14/2021



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-21-038 AN ORDINANCE APPROVING A LOT CONSOLIDATION AND A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 469 STONEHAM ST., WOOD DALE, ILLINOIS 60191

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 16TH day of December, 2021

Lynn Curiale, City Clerk

SEAL

CORPORATE ITI

Jaura Malalu Sepuly Clerk City of Wood Dale Rd 404 N. Wood Dale Rd Wood Dale, 11 20191

Ordinance #0-21-038

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 469 STONEHAM ST., WOOD DALE, ILLINOIS 60191

Passed:

December 16, 2021

Published in Pamphlet Form:

December 17, 2021

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-21-038

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 469 STONEHAM ST., WOOD DALE, ILLINOIS 60191

Passed and approved by the City Council of the City of Wood Dale on December 16, 2021 and hereby published in pamphlet on December 17, 2021

Lynn Curiale, City Clerk

Annal amale



ORDINANCE NO. 0-21-38

AN ORDINANCE APPROVING A LOT CONSOLIDATION AND A MAP AMENDMENT REZONING PROPERTY COMMONLY KNOWN AS 469 STONEHAM ST., WOOD DALE, ILLINOIS 60191

WHEREAS, Samir Giorgis ("Owner") is the owner of property identified by PINs: 03-10-409-009, 03-10-409-008 commonly known upon annexation to the City of Wood Dale, Illinois, as 469 Stoneham St., ("Subject Realty"), the legal description of which is as follows:

LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS.

which Subject Realty was recently annexed to the City of Wood Dale by action of the Corporate Authorities; and

WHEREAS, by operation of law, upon annexation, the Subject Realty was zoned R-1, Estate Residential, in the City of Wood Dale; and

WHEREAS, Owner has petitioned for a lot consolidation and map amendment to rezone the Subject Realty from R-1, Estate Residential, to R-4, Medium Density Single-Family; and

WHEREAS, Notice of Public Hearing on said Application, under Case No. CDC-2021-0004, was published in a newspaper of general circulation in the City of Wood Dale as required by the ordinances of the City of Wood Dale and the statutes of the State of Illinois; and

WHEREAS, all other notices required by law were given; and

WHEREAS, a Public Hearing on the proposed lot consolidation and rezoning was conducted on November 15, 2021 by the Community Development Commission of the City of Wood Dale in accordance with statutes and ordinances pertaining thereto; and

WHEREAS, based upon the facts presented at hearing, the Community Development Commission unanimously voted, to recommend the lot consolidation and map amendment (rezoning) of the Subject Realty, said findings of fact being stated at hearing on this matter and as set forth in the Staff Memorandum attached hereto as Exhibit A; and

WHEREAS, the Corporate Authorities of the City of Wood Dale have received the recommendation of the Community Development Commission, and have reviewed the findings made relative to the application, and upon its consideration, determined to approve the request for rezoning.

WHEREAS, the proposed lot consolidation and rezoning, as recommended for approval by the Community Development Commission, has been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has also recommended approval of the lot consolidation and rezoning; and

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

SECTION ONE: The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

SECTION TWO: That based on the findings adopted by the Community Development Commission, as set forth in the staff memorandum attached as Exhibit A, the proposed lot consolidation and map amendment rezoning the Subject Realty described herein are hereby granted, consolidating lots and changing the existing zoning from R-1, Estate Residential, to R-4, Medium Density Single-Family.

SECTION THREE: That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION FOUR: That the City Clerk of the City of Wood Dale is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION FIVE: 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 16th day of December, 2021
AYES: 1
NAYS: O
ABSENT: Aderman Somenhino
APPROVED this 16th day of December, 2021
anniqueto Pulie
Annunziato Palice, Mayor ATTEST:
Lynn Curiale, City Clerk
Published in pamphlet form $\bigcirc \mathcal{C}$ $\bigcirc \bigcirc$, 2021

EXHIBIT A STAFF MEMORANDUM

CITY OF WOOD DALE

Community Development

MEMO

DATE:

November 15, 2021

TO:

Community Development Commission

FROM:

Gosia Pociecha, AICP, Planner

SUBJECT:

Case No. CDC-2021-0004, Lot Consolidation & Rezoning upon annexation

from R-1 to R-4, 17W102 Stoneham St (to be known as 469 Stoneham St)

REQUEST

An application has been filed by Samir Giorgis for lot consolidation and zoning map amendment (rezoning) of residential property located at 17W102 Stoneham St (to be known as 469 Stoneham St). Currently, the property is unincorporated. Upon annexation, the property would be zoned R-1, Estate Residential. The request is to rezone the subject property upon annexation from R-1, Estate Residential, to R-4, Medium Density Single Family.

PROPERTY INFORMATION

Site Address:

17W102 Stoneham St (to be known as 469 Stoneham St)

PINs:

03-10-409-009, 03-10-409-008

Property Size:

0.3 Acres (approx. 12,951 square feet) combined

Existing Land Use:

Single Family Residential

Future Land Use:

Single Family Residential

Existing Zoning:

R-4 (Single Family) DuPage County Unincorporated

Surrounding Zoning / Land Use

North:

R-4 (Medium Density Single Family) / Single Family Residential

South:

R-3 (Single-Unit Dwelling District) Village of Bensenville

East:

R-3 (Single-Unit Dwelling District) Village of Bensenville

West:

R-4 (Medium Density Single Family) / Single Family Residential

ANALYSIS

Submittals

The analysis and recommendation provided in this memo are based on the following documents, which are on file in the Community Development Dept. and attached as noted:

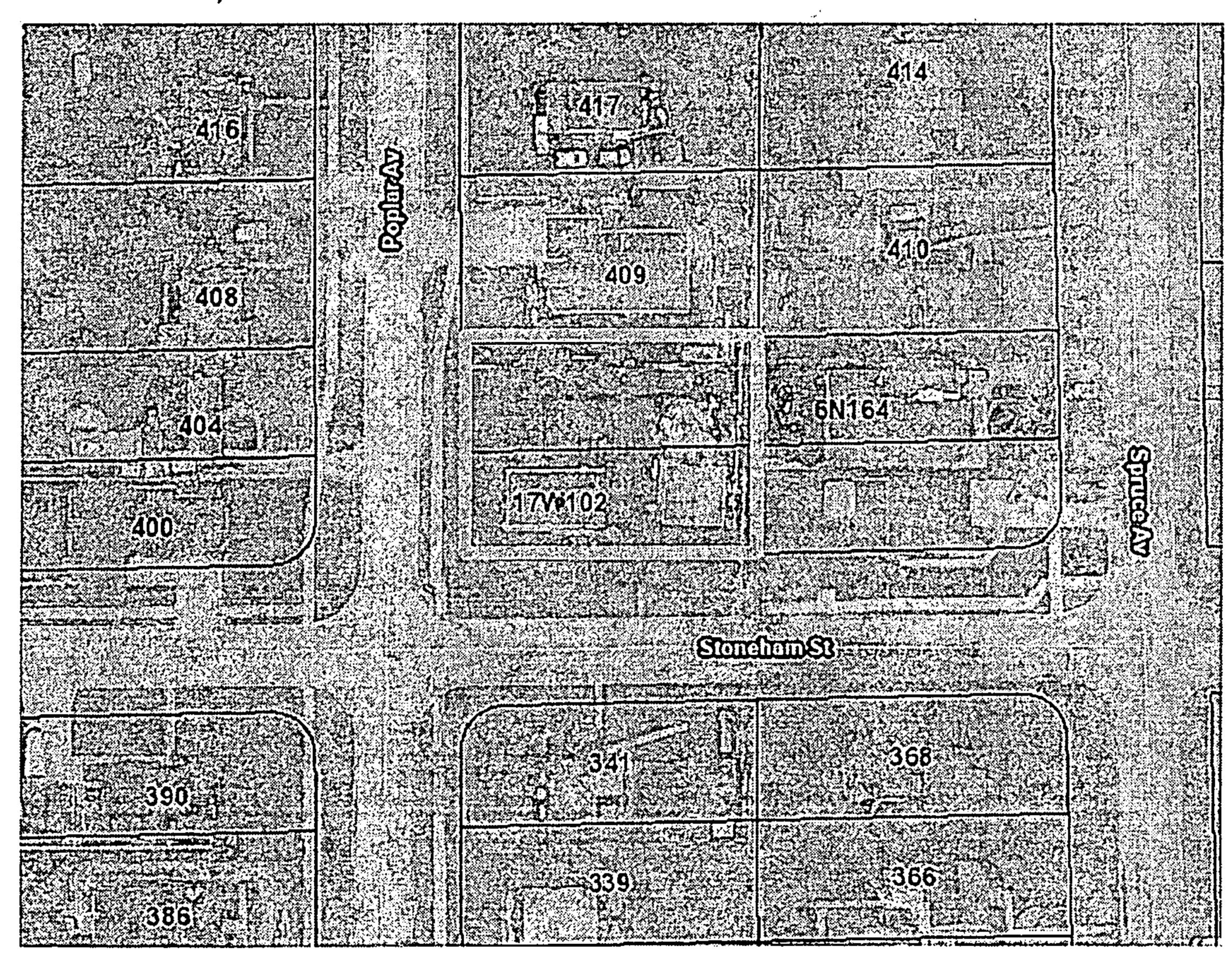
Public Hearing Application

- Proof of Ownership
- Plat of Survey (Exhibit A)
- Petitioner Narrative (Exhibit B)
- Petition for Voluntary Annexation (Exhibit C)
- Plat of Annexation (Exhibit D)
- Plat of Subdivision (Exhibit E)

Project Description

The subject property is located at 17W102 Stoneham St (PIN 03-10-409-009), at the northeast corner of Stoneham St and Poplar Ave (see the location map below) in Unincorporated DuPage County. Upon annexation, the address will be changed to: 469 Stoneham St, Wood Dale, IL 60191. Currently, the property is classified R-4, Single Family, according to DuPage County Unincorporated Zoning. The property consists of two lots; northern lot is vacant while the southern lot is improved with one-story stucco residence and a detached garage (Exhibit A). Samir Giorgis is the owner of the property and the petitioner.

The applicant has petitioned for voluntary annexation in order to connect to city water and sewer services. Upon annexation he is requesting lot consolidation of two lots into one and rezoning from R-1, Estate Residential - which is the default zoning designation for all annexed property - to R-4, Medium Density Single-Family (Exhibit B). The annexation petition is included with this request as the rezoning is contingent upon the annexation (Exhibits C and D).



Page 2 of 5

Compliance with the Comprehensive Plan

The property is designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. The Single Family Residential land use category for properties located in the northeast area of the City is intended to preserve the primarily single-family neighborhood with similar home and lot sizes on a grid street network.

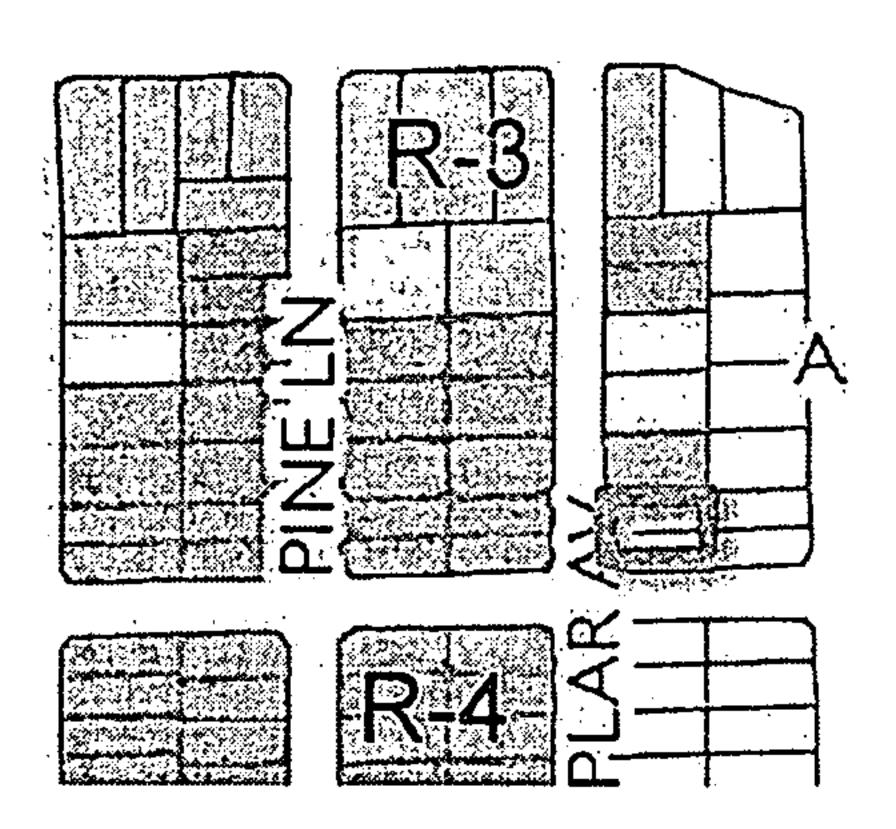
The proposed development will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-4, Medium Density Single Family, will continue the use of the property as a single-family home and is consistent with the Comprehensive Plan.

Compliance with the Unified Development Ordinance (UDO)

Lot Development Standards

Upon annexation, the subject property will be designated as R-1, Estate Residential, by default. The petitioner has requested a rezoning from the default R-1 zoning to R-4, Medium Density Single Family to be consistent with the surrounding zoning district. A Type 4 Building is allowed to be constructed in the R-4 Zoning Districts. The property consist of two lots, however, individually they do not meet the R-4 lot standards, hence the petitioner is requesting consolidation into one lot.



The subject property meets the minimum R-4 lot standards set forth in the UDO with the exception of the lot depth (per table below). However, most of the lots in the surrounding R-4 districts are similarly sized (including the same lot depth), hence this zoning designation is the most appropriate and is compliant with the UDO.

	R-1 Lot Standards	R-4 Lot Standards	17W102 Stoneham St (469 Stoneham) Consolidated
Lot Width (min.)	100 Ft.	50 Ft.	96 Ft.
Lot Depth (min.)	150 Ft.	150 Ft.	135 Ft.
Lot Size (min.)	15,000 Ft. ²	7,500 Ft. ²	12,951 Ft. ²
Lot Coverage (max.)	40%	40%	24%
Front Built-to-Line	25 Ft.	25 Ft.	19.2 (established)
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	Approx. 50 Ft.
Rear Setback (min.)	30 Ft.	30 Ft.	75 Ft.
Building Coverage (max.)	30%	30%	11 %
Height (max.)	30 Ft.	30 Ft.	Approx. 15 Ft.

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on September 29, 2021. Staff did not receive any inquiries regarding the petition as of November 10, 2021.

Findings of Fact

Subdivision Plat Standards

The Community Development Commission may recommend approval of a Lot Consolidation <u>unless</u> it makes finding of the following standards. The standards are as follows (staff comments italicized):

- 1. The design and layout of the subdivision does not conform to the provisions of this chapter;
 - The design and layout of the subdivision does conform to the provisions of this chapter. The standard is not met.
- 2. The applicant has not made adequate provision to install improvements required by the community development commission or city council under authority of this chapter;
 - This standard is not applicable as the applicant intends to have the properties serviced by existing improvements.
- 3. The final subdivision or development plan fails to comply with an approved preliminary plat/plan;
 - This standard is not applicable as this petition is concurrently approving the concept, preliminary, and final plat of subdivision.
- 4. The plat does not conform with the comprehensive plan, the official map, this chapter, city ordinances, or established planning and development policies of the city;
 - The plat does conform with the comprehensive plan, the official map, this chapter, city ordinances, and established planning and development policies of the city. The standard is not met.

Rezoning

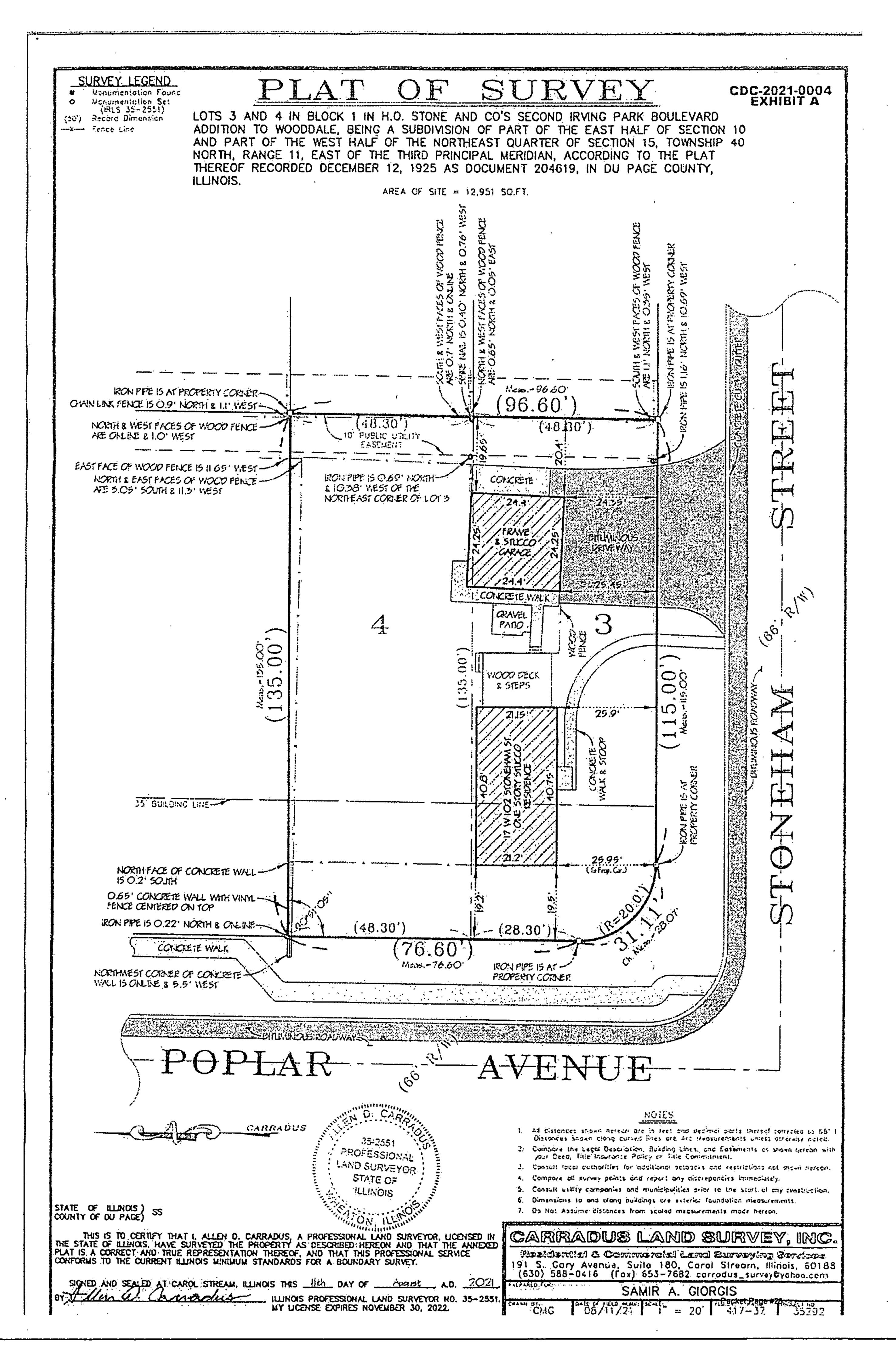
The Community Development Commission may recommend approval of a map amendment upon compliance with the Comprehensive Plan and Unified Development Ordinance. As stated previously, the requested rezoning of the subject property from R-1, Estate Residential, upon annexation to R-4, Medium Density Single Family, is consistent with both the Comprehensive Plan and the Unified Development Ordinance.

RECOMMENDATION

The Community Development Department finds that the request for lot consolidation and map amendment (rezoning) of residential property located at 17W102 Stoneham St (to be known as 469 Stoneham St) from a default R-1, Estate Residential, upon annexation to R-4, Medium Density Single-Family, is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed lot consolidation and map amendment (rezoning) is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated November 15, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of lot consolidation and map amendment (rezoning) for 17W102 Stoneham (to be known as 469 Stoneham St) in Case No. CDC-2021-0004.

(Yes vote would be to approve; No vote would be to deny)



To Whom It May Concern

Madam, Sir:

I, Samir Giorgis wife, Joulit Z. Batou here in verify that we would like to annex and consolidate our property legally known as 17W102 Stoneham St., WoodDale, IL 60191. To city's utility present zoning classification is DuPage County unincorporated R-4, single family home and re-zoning to R4 by connecting two lots into one. The design and layout of the subdivision does not conform to the provisions of UDO, will conform to the provisions of the UDO. The applicant has not made adequate provisions to install improvements required by the community development commission or city council under authority of the UDO. Improve adequate provision to include annex to the city's utility. The final plat fails to comply with an approved preliminary plat. The subdivision is combining all this application. The plat does conform to the comprehensive plan. The official zoning map article IV of Chapter 17 (UDO) city ordinances, or established planning policies of the city. It does not conform, the plat will conform.

Truly Yours,

Samir Giorgis

Joulitz Batou

PETITION FOR ANNEXATION

OCT 0 = 2021

TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS

The undersigned Petitioner(s) state, on oath, as follows:

1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.
2. The Property subject to this Petition ("Subject Property") bears the common address: Wood Falt Ich Coist , and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]
The Subject Property is X is not currently vacant.
3. The Subject Property is owned by:
SAMIR AGIORGIS JOHLITZ BATOU
[Note, if the Property is owned by a Partnership, Corporation, Land Trust of Limited Liability Company, the appropriate form must be executed.]
NOTE: A copy of the Deed to the Subject Property must accompany this Petition.
As of the date of the filing of this Petition there are electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE")
Printed Name/Signature Printed Name/Signature Address Address Address Address Address
Printed Name/Signature Address

[If additional space for signatures of electors is necessary, please add to this Petition].

- 4. That the Subject Property lies contiguous to the following rights-of-way: STONEHAM ST DOBULAR AVE
- 5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.
- 6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.
- 7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

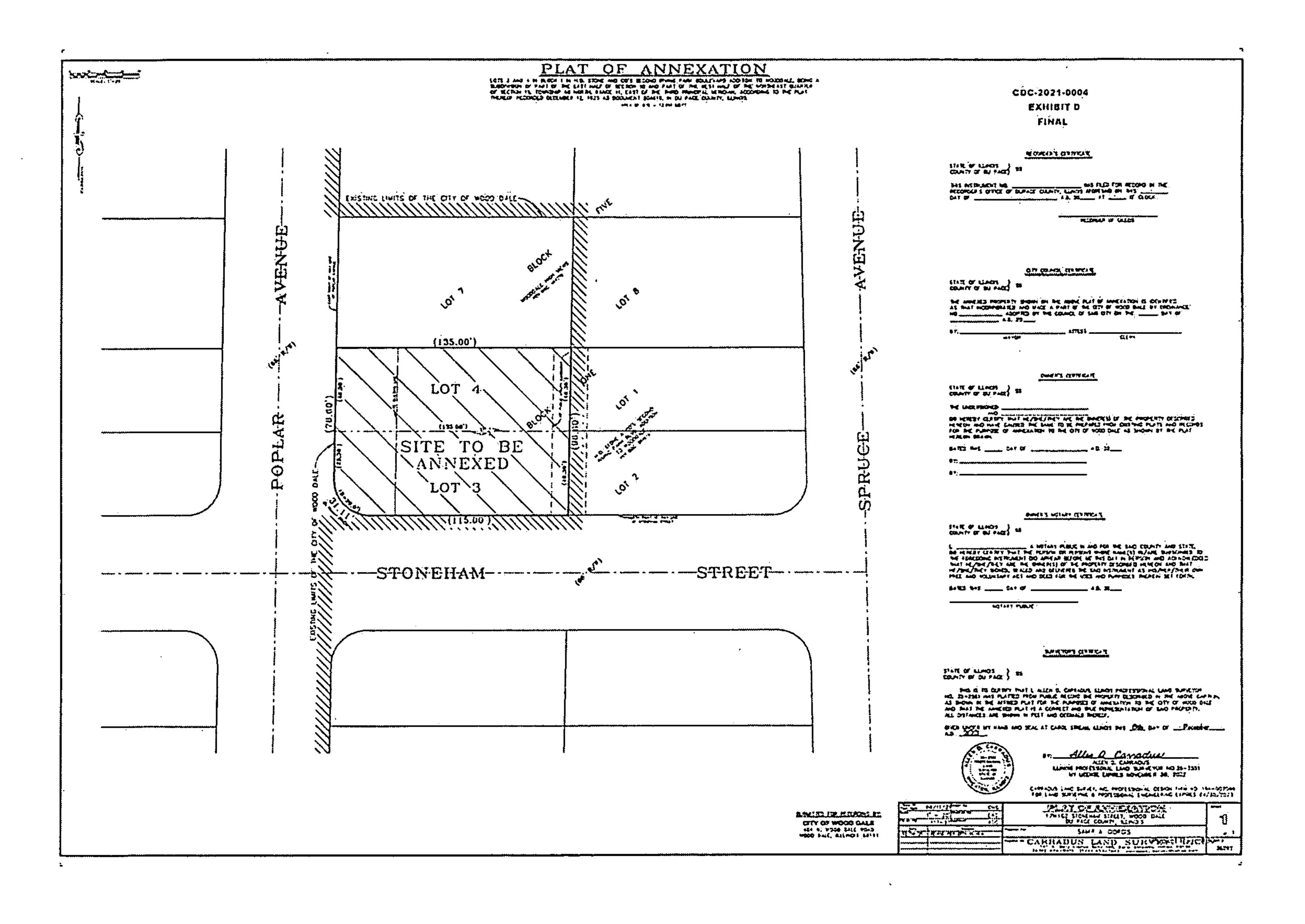
Further affiants sayeth not.

THE	END	DN	ANNEXATION

AFFIDAVIT

The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record:	(Each signature must be made before a Notary)
SUBSCRIBED TO and SW	ORN BEFORE
me this 25 day of Sinka	ber, 2020 2021
NOTARY PUBLIC	EWA E MAJCHER Official Seal
	Notary Public - State of Illinois My Commission Expires May 23, 2023



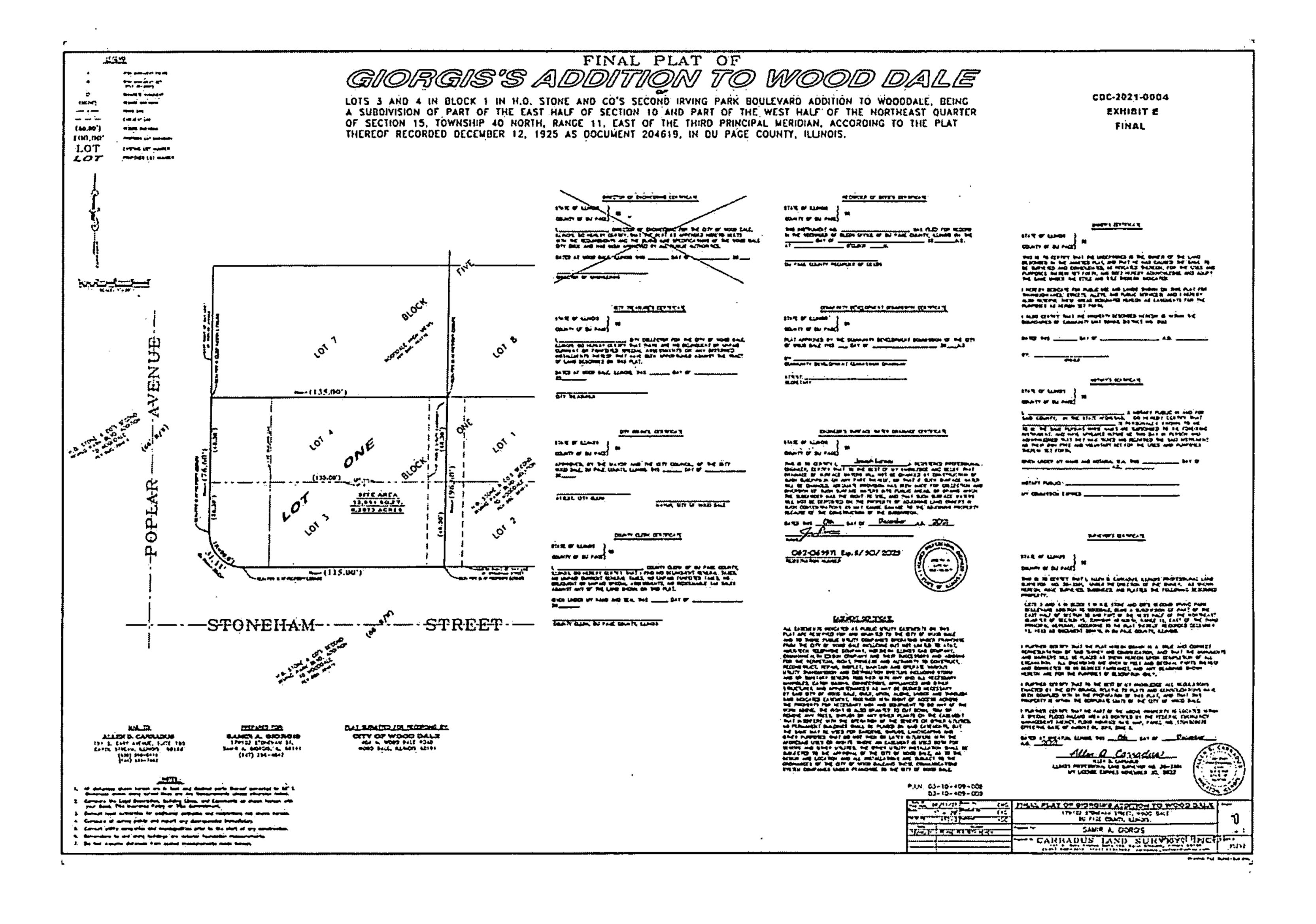
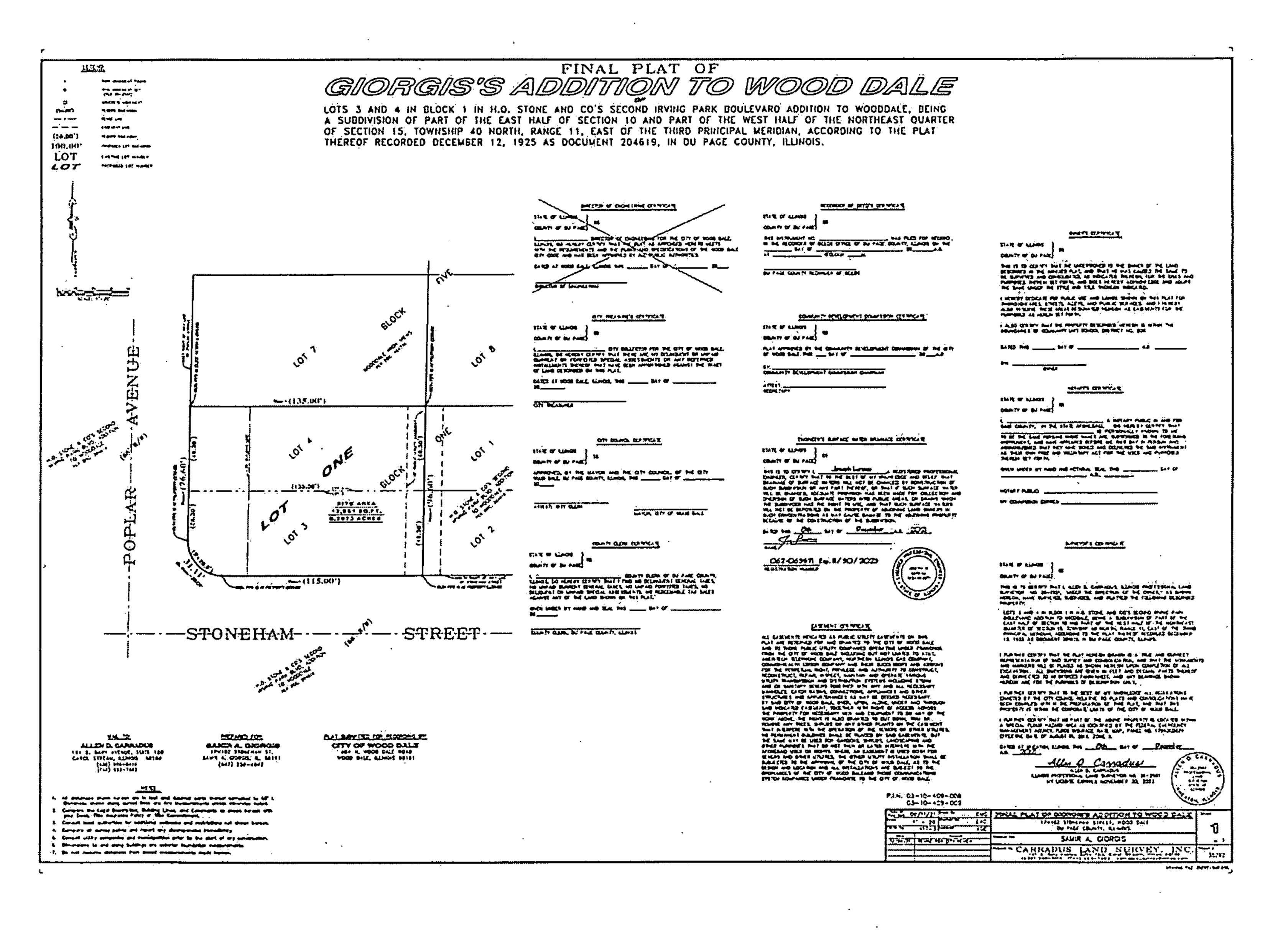


EXHIBIT B PLAT OF CONSOLIDATION



FINAL PLAT OF LE GIORGIS'S ADDITION TO WOOD DALE IRON MONUMENT FOUND IRON MONUMENT SET (PLS 35-2551) KATHLEEN V. CARRIER, RECORDER DUPAGE COUNTY, ILLINOIS CONCRETE MONUMENT LOTS 3 AND 4 IN BLOCK 1 IN H.O. STONE AND CO'S SECOND IRVING PARK BOULEVARD ADDITION TO WOODDALE, BEING 12/21/2021 03:29 PM RECORD DIMENSION R2021-181436 A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 10 AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDER PLAT PAGE COUNT ____ OF ____ (50.00')RECORD DIMENSION THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT 204619, IN DU PAGE COUNTY, ILLINOIS. 100.00 PROPOSED LOT DIMENSION EXISTING LOT NUMBER PROPOSED LOT NUMBER DIRECTOR OF ENGINEERING CERTIFICATE STATE OF ILLINOIS STATE OF ILLINOIS COUNTY OF DU PAGE, COUNTY OF DU PAGE) THIS INSTRUMENT NO. R 2021-181436 , DIRECTOR OF ENGINEERING FOR THE CITY OF WOOD DALE, , WAS FILED FOR RECORD ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPENDED HERETO MEETS IN THE RECORDER OF DEEDS OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE STATE OF ILLINOIS WITH THE REQUIREMENTS AND THE PLANS AND SPECIFICATIONS OF THE WOOD DALE CITY CODE AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES. COUNTY OF DU PAGE) DATED AT WOOD DALE, JELINOIS THIS _____ THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO DU PAGE COUNTY RECORDER OF DÉEDS BE SURVEYED AND CONSOLIDATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT DIRECTOR OF ENGINEERING THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. I HEREBY DEDICATE FOR PUBLIC USE AND LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND I HEREBY ALSO RESERVE THESE AREAS DESIGNATED HEREON AS EASEMENTS FOR THE PURPOSES AS HEREIN SET FORTH. CITY TREASURE'S CERTIFICATE COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE I ALSO CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS WITHIN THE STATE OF ILLINOIS STATE OF ILLINOIS BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT NO. 200. COUNTY OF DU PAGE) COUNTY OF DU PAGE) DATED THIS 9th DAY OF DECEMBER A.D. 2021 __ CITY COLLECTOR FOR THE CITY OF WOOD DALE, PLAT APPROVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OF WOOD DALE THIS 15 DAY OF NOVEMBEY 2021A.D CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED BY: Denn Amon INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT. COMMUNITY DEVELOPMENT COMMISSION CHAIRMAN DATED, AT WOOD DALE, ILLINOIS, THIS LOT DAY OF DECEMBER. NOTARY'S CERTIFICATE Meas.-(135.00') STATE OF ILLINOIS COUNTY OF DU PAGE) SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CITY COUNCIL CERTIFICATE ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE INSTRUMENT, AND HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT STATE OF ILLINOIS STATE OF ILLINOIS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. COUNTY OF DU PAGE) COUNTY OF DU PAGE) GIVEN_UNDER MY HAND AND NOTARIAL SEAL THIS _______ THIS IS TO CERTIFY I, ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER NOTARY PUBLIC: .96 WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND AFTEST: CITY CLERK DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS. OR DRAINS WHICH SITE AREA MY COMMISSION EXPIRES MAYOR, CITYOF WOOD DALE THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS 12,951 SQ.FT. WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY 0.2973 ACRES BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. COUNTY CLERK CERTIFICATE SURVEYOR'S CERTIFICATE STATE OF ILLINOIS 062-063571 Exp 11/30/2023 COUNTY OF DU PAGE) STATE OF ILLINOIS) REGISTRATION NUMBER _ COUNTY CLERK OF DU PAGE COUNTY, NORTH RIGHT OF WAY LINE COUNTY OF DU PAGE) Meas.- (115.00') ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, F STONEHAM STREET

NO UNPAID CURRENT GENERAL TAXES. NO UNPAID FORFEITED TAXES. NO

THIS IS TO CEPTICY THAT I ALIEN D CARRANGE HANGE PROFESSIONAL LAND

-IRON PIPE IS AT PROPERTY CORNER

-IRON PIPE IS AT PROPERTY CORNER