

# 221-229 WEST RAND ROAD SUBDIVISION

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

### SCHOOL DISTRICT CERTIFICATE

PROPERTY LIES IN SCHOOL DISTRICTS:  
 ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25  
 TOWNSHIP HIGH SCHOOL DISTRICT NO. 214  
 HARPER COMMUNITY COLLEGE DISTRICT NO. 512

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS  
 WE, THE UNDERSIGNED, \_\_\_\_\_  
 PRINTED NAME \_\_\_\_\_

OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS 221-229 WEST RAND ROAD SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2045, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OR THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

OWNERS SIGNATURE \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### UTILITY APPROVAL CERTIFICATE

COMMONWEALTH EDISON COMPANY  
 EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_

TITLE: \_\_\_\_\_

AMERITECH/SBC  
 EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_

TITLE: \_\_\_\_\_

NICOR GAS  
 EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE  
 EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC.  
 EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_

TITLE: \_\_\_\_\_

P.I.N. 03-18-401-148  
 03-18-401-149

MAIL TAX BILL TO:  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

PREPARED FOR:  
 WILLIAM TERMAN  
 56 SKOKIE VALLEY ROAD  
 HIGHLAND PARK, IL 60035  
 (312) 961-0553

### MAIL TO:

ALLEN D. CARRADUS  
 100 BRIDGE STREET SUITE 1  
 WHEATON, ILLINOIS 60187  
 (630) 588-0416  
 (FAX) 653-7682

PLAT SUBMITTED FOR RECORDING BY:  
 VILLAGE OF ARLINGTON HEIGHTS  
 33 ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, ILLINOIS 60005

### RECORDER OF DEED'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS  
 THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS ON THE AT \_\_\_\_ DAY OF \_\_\_\_ O'CLOCK \_\_\_\_ M., 20\_\_ A.D.

COOK COUNTY RECORDER OF DEEDS \_\_\_\_\_

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS  
 I, \_\_\_\_\_, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORGOTTEN TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COUNTY CLERK, COOK COUNTY, ILLINOIS \_\_\_\_\_

### VILLAGE APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

APPROVED BY THE VILLAGE COLLECTOR \_\_\_\_\_

APPROVED BY THE VILLAGE ENGINEER \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17031 C 0201 J EFFECTIVE DATE OF AUGUST 19, 2008, ZONE X.

DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF July A.D. 2020

*Allen D. Carradus*

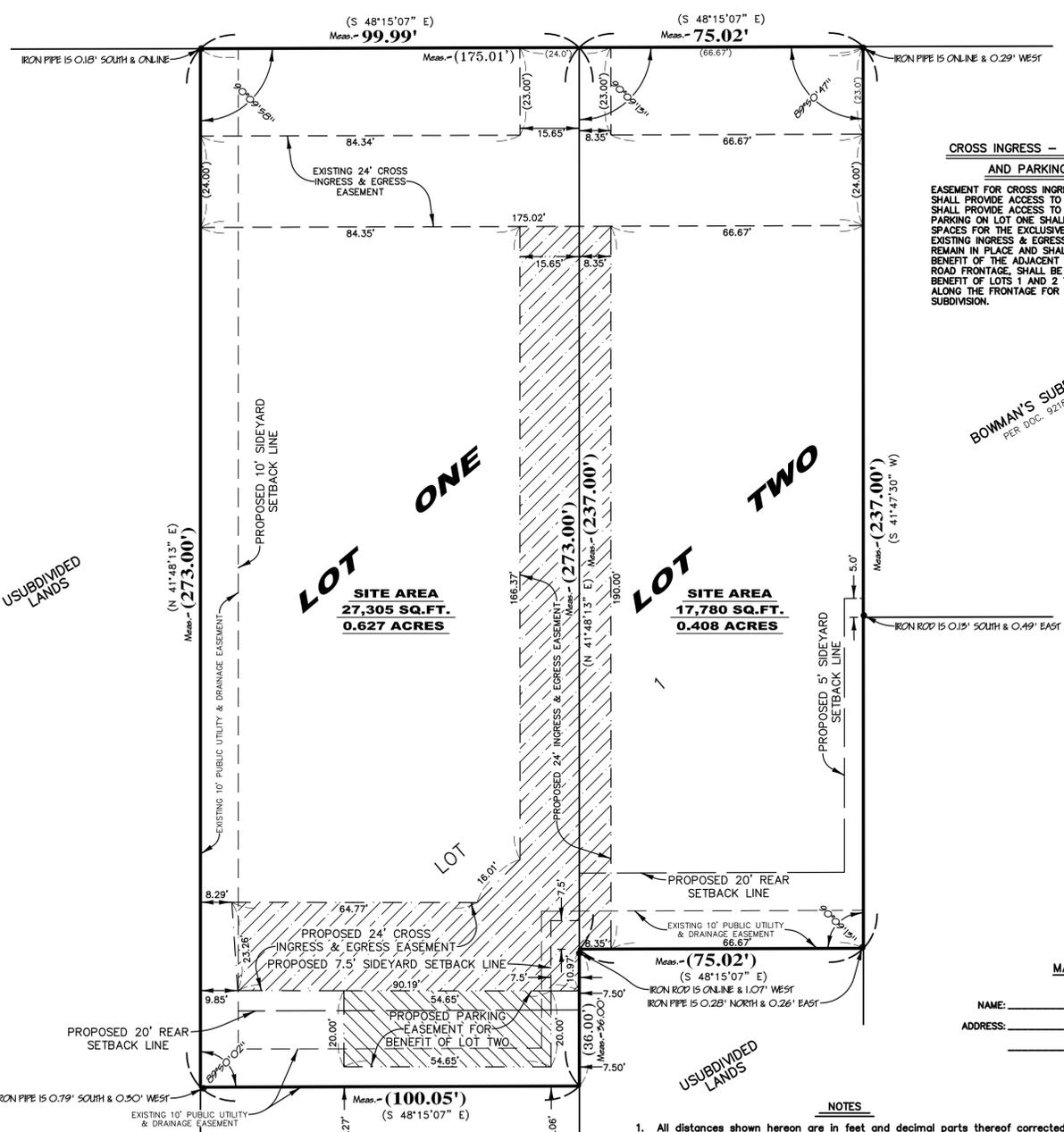
ALLEN D. CARRADUS  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551  
 MY LICENSE EXPIRES NOVEMBER 30, 2020

Date of Field Work: 08/30/19	Drawn By: CMG	PLAT OF SUBDIVISION 221-229 WEST RAND ROAD, ARLINGTON HEIGHTS COOK COUNTY, ILLINOIS	Sheet 1 of 1
Scale: 1" = 20'	Checked By: EAC		
Plat Blk. Pg: 48/00	Approved: ADC	Prepared For: WILLIAM TERMAN	Project # 32269
Date: 07/24/20	Reason: PARKING EASEMENT CHANGES	Prepared By: CARRADUS LAND SURVEY, INC. 100 Bridge Street Suite 1, Wheaton, Illinois, 60187 (630) 588-0416 (FAX) 653-7682	
09/02/20	REVISOR PER REVIEW		
09/15/20	REVISOR PER REVIEW		

- LEGEND**
- IRON MONUMENT FOUND
  - IRON MONUMENT SET (PLS 35-2551)
  - CONCRETE MONUMENT
  - (50.00') RECORD DIMENSION
  - x — FENCE LINE
  - — — EASEMENT LINE
  - (50.00') RECORD DIMENSION
  - 100.00' PROPOSED LOT DIMENSION
  - LOT EXISTING LOT NUMBER
  - LOT PROPOSED LOT NUMBER



--- RAND ROAD --- (100' R/W)



### CROSS INGRESS - EGRESS EASEMENT AND PARKING EASEMENT

EASEMENT FOR CROSS INGRESS & EGRESS ON LOT ONE SHALL PROVIDE ACCESS TO LOT TWO, AND ON LOT TWO SHALL PROVIDE ACCESS TO LOT ONE. THE EASEMENT FOR PARKING ON LOT ONE SHALL PROVIDE ACCESS TO THOSE SPACES FOR THE EXCLUSIVE USE BY LOT TWO. THE EXISTING INGRESS & EGRESS EASEMENT WHICH SHALL REMAIN IN PLACE AND SHALL CONTINUE TO BE FOR THE BENEFIT OF THE ADJACENT PROPERTIES ON THE RAND ROAD FRONTAGE, SHALL BE REVISED TO ALSO BE TO THE BENEFIT OF LOTS 1 AND 2 TO ALLOW CROSS ACCESS ALONG THE FRONTAGE FOR BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.

### NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

SHAHWAN'S SUBDIVISION,  
 PER DOC. 94841591

BOWMAN'S SUBDIVISION  
 PER DOC. 92189657