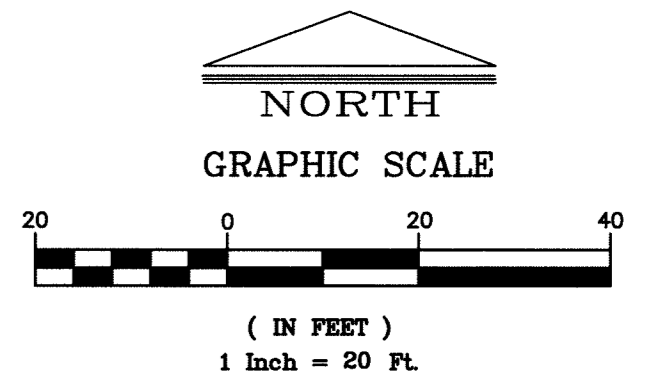


45 S. CHESTNUT SUBDIVISION

BEING A SUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to
Commonwealth Edison Company,
and
SBC Telephone Company, Grantees,

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", chapter 765 ILCS 605/2(e), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "common elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service building, District or structures such as a pool or retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/lot Owner, upon written consent.

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: _____

DEED OF DEDICATION
I, THE UNDERSIGNED, _____, OWNER 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 45 S. CHESTNUT SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC, FRONT AND REAR YARD 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, _____ 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 JANUARY 1, 2042, 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 THEN 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) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF 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____.
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____) S.S.
_____, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. ADDITIONALLY, I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:
ELEMENTARY SCHOOL DISTRICT: _____ CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HIGH SCHOOL DISTRICT: _____ HARPER COMMUNITY COLLEGE DISTRICT #812
DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER SIGNATURE

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED SHE/HIS SIGNED THE SAID INSTRUMENT AS HER/HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

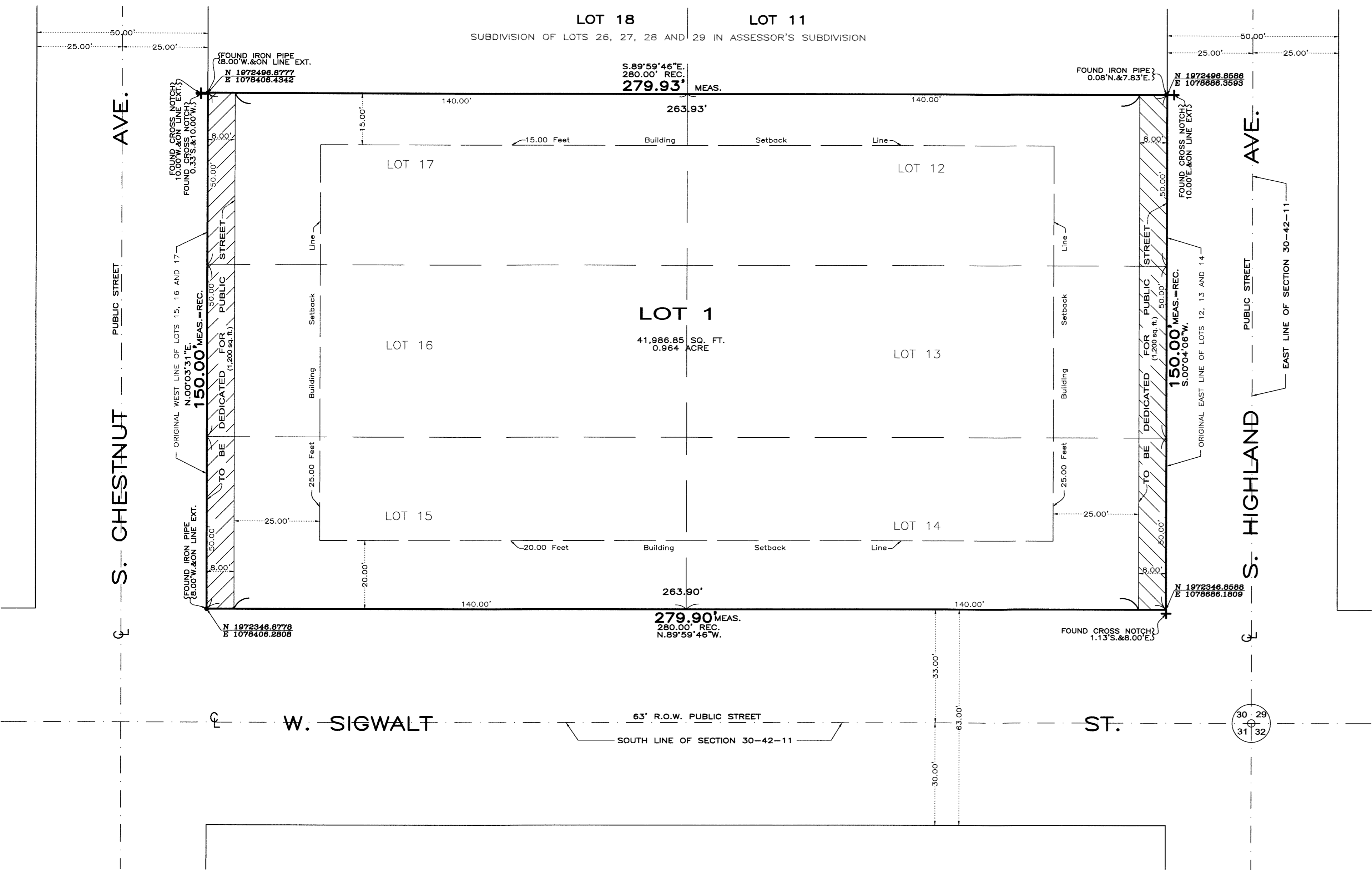
NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
I, HYLTON E. DONALDSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
IRON PIPES OR OTHER MONUMENTATION AS NOTED WERE FOUND OR SET AT ALL THE LOT CORNERS OF THE CONSOLIDATION.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 0203 J, COMMUNITY NUMBER 170056, EFFECTIVE DATE AUGUST 19, 2006, ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL ACANCE FLOOD)

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.
DATED THIS 11TH DAY OF SEPTEMBER, A.D., 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2819
LICENSE EXPIRATION DATE NOVEMBER 30, 2018.



NOTE:
COORDINATES AT LOT CORNERS SHOWN HEREON ARE REFERENCED TO ILLINOIS STATE PLANE SYSTEM COORDINATES, EAST ZONE, ESTABLISHED THROUGH VRS TRIMBLE NETWORK

ERROR OF CLOSURE
North: 1972496.8772 East: 1078414.4342
Line Courses: S 89-59-46 E Length: 263.93
North: 1972496.8593 East: 1078678.3642
Line Courses: S 00-04-08 W Length: 150.00
North: 1972346.8594 East: 1078678.1853
Line Courses: N 89-59-46 W Length: 263.90
North: 1972346.8773 East: 1078414.2853
Line Courses: N 00-03-31 E Length: 150.00
North: 1972496.8772 East: 1078414.4387
Perimeter: 827.83 Area: 39,586.85 sq.ft. 0.9087 acres
Mapcheck Closure: _____ (Uses listed courses and chords)
Error Closure: 0.0045 Courses: N 89-40-13 E
Error North: 0.00003 Error East: 0.00455
Precision: 1:182,045.79

VILLAGE CERTIFICATE
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 DIRECTOR OF ENGINEERING _____

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED THIS _____ DAY OF _____, A.D., 20____.

VILLAGE COLLECTOR
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.
VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____, A.D., 20____.
VILLAGE COLLECTOR _____