



Residential  
Commercial  
ALTA

Tel. 815 485-0445  
Fax 815 485-0528

# ALTA/NSPS LAND TITLE SURVEY

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

Topographical  
Condominium  
Site Plans

17901 Hass Road  
Mokena, Illinois 60448

PARCEL 1:  
LOT 2 (EXCEPT THE SOUTH 15 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF) AND LOT 3 (EXCEPT THE EAST 33 FEET THEREOF) IN GEORGE A. CHAMBER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN: EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE WEST 10 FEET THEREOF AS TAKEN FOR WIDENING OF WESTERN AVENUE), ALL IN COOK COUNTY, ILLINOIS.

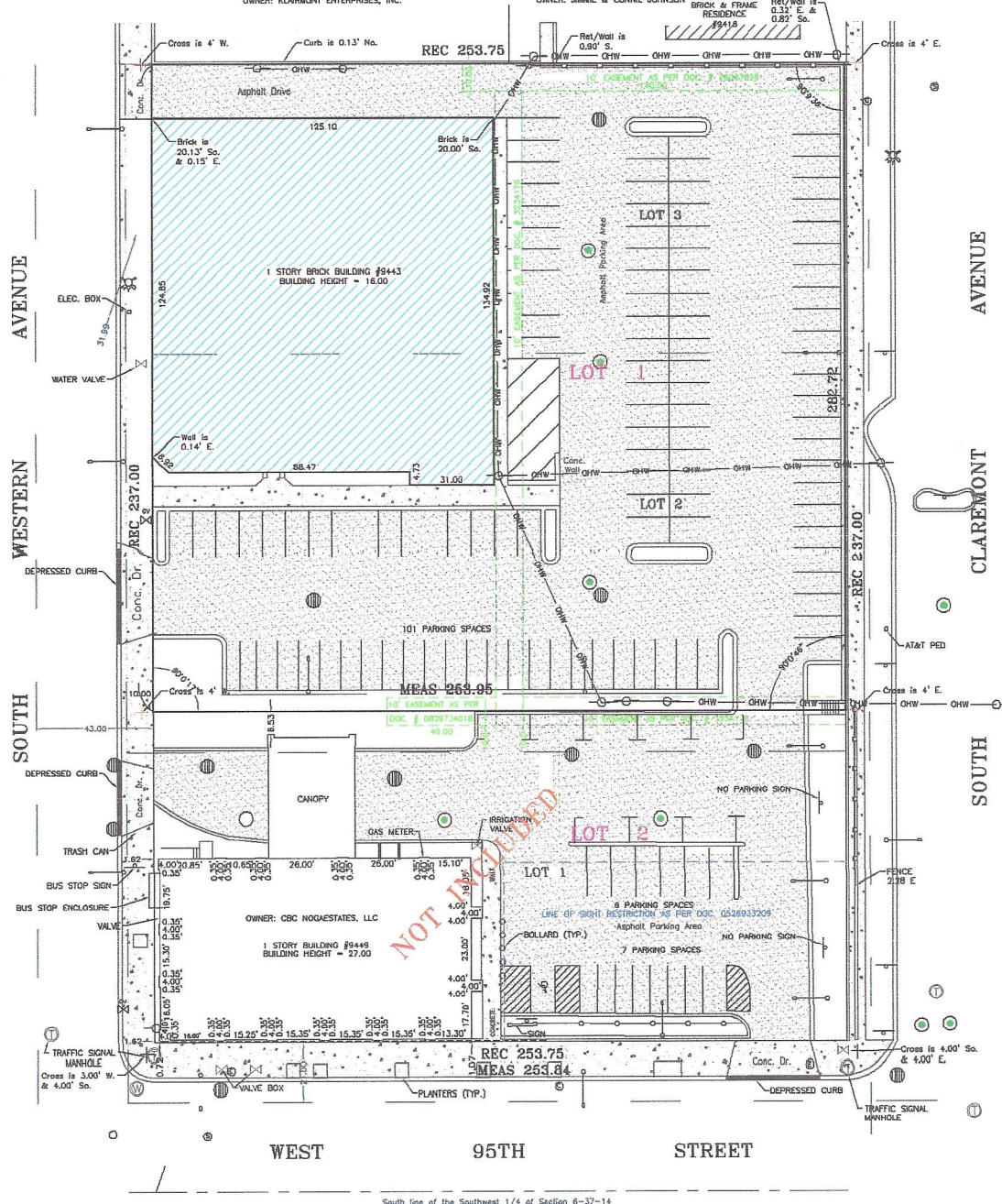
PARCEL 2:  
AN EASEMENT OF BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JULY 25, 2014 AND RECORDED AUGUST 7, 2014 AS DOCUMENT 1421913043 BY AND BETWEEN BEVERLY 95TH STREET PROPERTIES, LLC AND BEVERLY 95TH STREET PROPERTIES II, LLC FOR THE PURPOSE OF INGRESS, EGRESS AND PARKING, OVER THE FOLLOWING LAND DESCRIBED:  
THAT PART OF LOT 1 LYING NORTH OF A LINE 54 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SECTION 6 (EXCEPT THE EAST 33 FEET THEREOF AND THE WEST 10 FEET THEREOF AS TAKEN FOR THE WIDENING OF WESTERN AVENUE) AND THE SOUTH 15 FEET OF LOT 2 (EXCEPT THE EAST 33 FEET THEREOF AND THE WEST 10 FEET THEREOF AS TAKEN FOR THE WIDENING OF WESTERN AVENUE) IN GEORGE A. CHAMBER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER: KLAIRMONT ENTERPRISES, INC.

OWNER: JAMIE & CONNIE JOHNSON

2 STORY  
BRICK & FRAME  
RESIDENCE  
#9418

Rel./Well is  
0.32' E &  
0.87' So.



## LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- WATER MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- WATER SHUT-OFF VALVE (8-BOX)
- SINGLE-POLE SIGN
- ELECTRICAL MANHOLE
- TELECOMMUNICATIONS
- WELL
- SAFETY BOLLARD
- GAS VALVE
- OVERHEAD ELECTRICAL WIRES
- GAS LINE
- WATER LINE

Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: George Lattas

Order No.: 18-7-82

Compare all points before building by same and at once report any difference.

For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/18/2018

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

ITEM 3: THE PROPERTY IS ON A NON-PRINTED FLOOD MAP WHICH INDICATES NO SPECIAL FLOOD HAZARD AREAS.

ITEM 6(a): THE PARCEL IS ZONED R1-2 AS PER CITY OF CHICAGO ZONING MAP.

ITEM 11: ONLY UTILITIES THAT WERE OBSERVED ARE SHOWN ON THE PLAT.

ITEM 19: THERE ARE NO OFFSITE EASEMENTS IN THE TITLE COMMITMENT.

THIS PLAT IS BASED ON FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. 0C16015815, EFFECTIVE DATE APRIL 20, 2016.

AS PER OPERATING & EASEMENT AGREEMENT DOCUMENT NO. 1421913043 LOT 1 & LOT 2 HAVE A RECIPROCAL PARKING, INGRESSES & EGRESS EASEMENT OVER ALL PARKING AND POINTS OF ENTRANCE.

TO: KLAIRMONT ENTERPRISES, INC., ITS NOMINEE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND GEORGE LATTAS, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 14, 19 & 20 OF TABLE A THEREOF. WE HAVE LIABILITY COVERAGE OF NO LESS THAN \$500,000.00. THE FIELDWORK WAS COMPLETED ON 7/20/2018

Mokena, IL, July 20, A.D. 2018

by

License No. 3304 Expires 11/30/16

