

# ASHBURN CORNER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Doc#: 0811422095 Fee: \$132.00  
 Eugene "Gene" Moore  
 Cook County Recorder of Deeds  
 Date: 04/23/2008 03:50 PM Pg. 1 of 0

RECORDING FEE \$132  
 DATE 4-23-08 COPIES 6  
 DK

PROJECT AREA: 4.99 Acres  
 P.I.N. 27-17-103-006

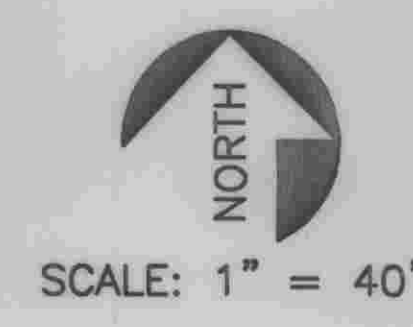
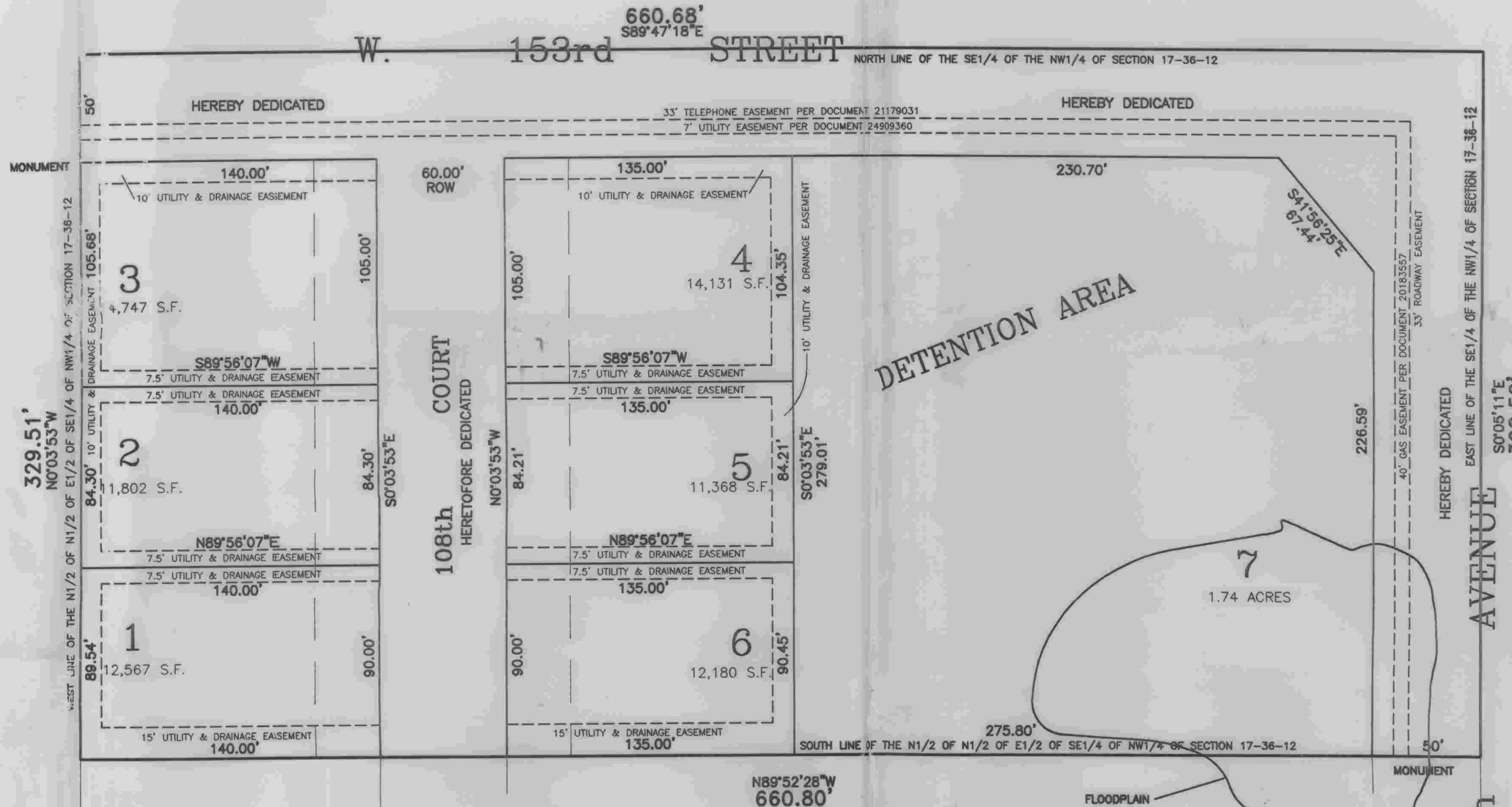
0811422095

**UTILITY AND DRAINAGE EASEMENT PROVISIONS**  
 A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC, NICOR, COMCAST, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, WATERMANS, FIRE HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLDS, SEWER SERVICES, STORM SEWER PIPES, MANHOLES, CATCH BASINS, AND SEWER CONNECTIONS, AND VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE OUTLOTS AND THE AREAS OF THE LOTS SHOWN BY DASHED LINES AND DESIGNATION OF WIDTH, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR 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. AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NGC") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREAS OR AREAS" AND "STREETS AND ALLEYS," WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER N-GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF N-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

**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  
 ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEEES,  
 THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY,

TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT" 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, 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.



**TRUST CERTIFICATION**  
 I, \_\_\_\_\_, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED \_\_\_\_\_ AND KNOWN AS TRUST NO. \_\_\_\_\_, AS OWNER CAUSED THIS SUBDIVISION AND PLAT THEREON TO BE MADE.

BY: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT \_\_\_\_\_ OF THE \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

NOTARY PUBLIC  
 APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.  
 BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE \_\_\_\_\_ HIGH SCHOOL DISTRICT AND IN THE \_\_\_\_\_ JUNIOR COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

NOTARY PUBLIC  
 "OFFICIAL SEAL" LATOSHIA D. BROWN  
 Notary Public, State of Illinois  
 My Commission Expires 11/08/10

OWNER & SEND FUTURE TAX BILLS TO:  
 DEER DEVELOPMENT  
 14750 S. 82ND AVENUE  
 ORLAND PARK, ILLINOIS 60462

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS  
 \_\_\_\_\_ AS MORTGAGEE UNDER MORTGAGE DATED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO THE SUBDIVISION OF THE PROPERTY DESCRIBED HEREON DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THAT \_\_\_\_\_ DID ALSO THEN AND THERE ACKNOWLEDGE THAT \_\_\_\_\_ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID MORTGAGEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

NOTARY PUBLIC  
 "OFFICIAL SEAL" LATOSHIA D. BROWN  
 Notary Public, State of Illinois  
 My Commission Expires 11/08/10

DEER DEVELOPMENT LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

NOTARY PUBLIC  
 "OFFICIAL SEAL" LATOSHIA D. BROWN  
 Notary Public, State of Illinois  
 My Commission Expires 11/08/10

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0882 F, DATED NOVEMBER 6, 2000. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 1st DAY OF DECEMBER, A.D. 2006.



PREPARED FOR:  
**DEER DEVELOPMENT**  
 PREPARED BY:  
**KDC CONSULTANTS INC.**  
 16144 S. BELL ROAD  
 HOMER GLEN, ILLINOIS 60491  
 (708) 645-0545 Fax: 645-0546  
 SURVEY No. 04-04-023

REVISED: AUGUST 6, 2007  
 REVISED: MARCH 7, 2007  
 DATED: DECEMBER 1, 2006

MAIL TO RECORDER'S BOX 324 (C.F./S.G.)

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.  
 DATE: 4-15-2008

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_