

Doc#: 1526516075 Fee: \$136.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 03:28 PM Pg. 0

167TH STREET

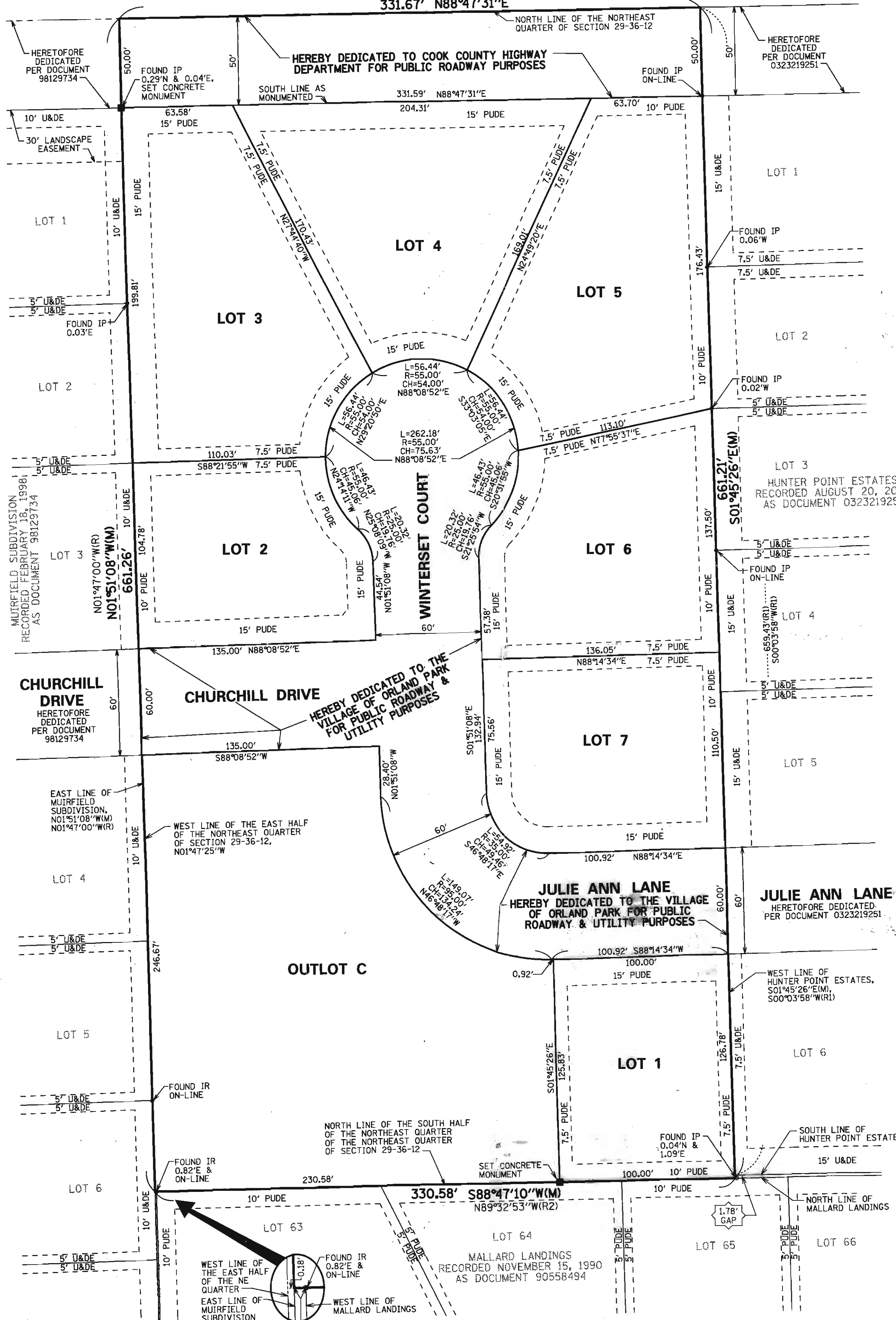
PLAT

PLAT OF SUBDIVISION WINTERSET ESTATES

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N.
27-29-201-009-0000

SPACE ALLOTTED FOR COOK COUNTY STAMPS AND SEALS REQUIRED FOR RECORDING



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT Standard BK & TR 21659 IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

ORLAND SCHOOL DISTRICT 135
CONSOLIDATED USD 230
MORRIS VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED THIS 28th DAY OF August, A.D. 2015.

Thomas Clifford, SRUP & SRTD
SIGNATURE
PRINTED NAME

ADDRESS:
Standard BK & TR Co.
7800 W. 95th St.
Hickory Hill, IL 60457

DATE: Sept 22, 15

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, The Undersigned, A NOTARY PUBLIC IN AND FOR THE COUNTY

AND STATE AFORESAID, DO HEREBY CERTIFY THAT Thomas Clifford WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE DID SIGN AND DELIVER THE FOREGOING INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS 28th DAY OF August, A.D. 2015.

Virginia Lukowski
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR 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 PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: 6th DAY OF August, A.D. 2015.

BY: OWNER OR ATTORNEY RAYMOND G. DIGNAN
RAYMOND G. DIGNAN
BY ILLINOIS PROFESSIONAL ENGINEER
LICENSE EXPIRES: 11/20/15

ALL EASEMENTS OVER SURVEYED PROPERTY ARE HEREBY GRANTED.

NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREATED EASEMENTS.

VILLAGE TREASURER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Juanne Kluemper, TREASURER FOR THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPLIED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT ORLAND PARK, ILLINOIS,
THIS 28th DAY OF September, A.D. 2015.

Juanne Kluemper
VILLAGE TREASURER

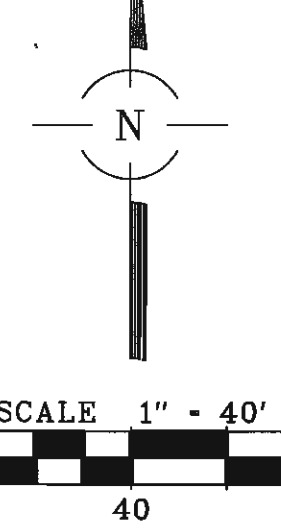
VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS THIS 9th DAY OF September, A.D. 2015.

Donna M. Dugan
PRESIDENT

Donna M. Dugan
VILLAGE CLERK

DETAIL OF THE NORTHEAST QUARTER OF SECTION 29-36-12
NOT TO SCALE



SCALE 1" = 40'

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

EASEMENT PROVISIONS

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." or similar designation, 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 rights 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, 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 the "Common Elements" or "Common Area or Areas" without the prior written consent of the grantee. 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 15 ILCS 605/2(a) 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 separate owners of the subdivided lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property situated within interior driveways and walkways, but excludes real property physically occupied by a building, service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TO AT&T, COMMONWEALTH EDISON COMPANY, NICOR GAS, COMCAST, THE VILLAGE OF ORLAND PARK, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN, CONDUITS, CABLES, WIRES, SEWERS, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND WATER MAINS, UNDERGROUND WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE WITH TELEPHONE, COMMUNICATIONS, ELECTRICITY, SEWER, GAS, WATER SERVICE, DRAINAGE, AND OTHER MUNICIPAL SERVICES. ALSO, THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATSOEVER, NO PERMANENT BUILDING SHALL BE PLACED ON THE SAID EASEMENT, AS DETERMINED, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED.

NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREATED EASEMENTS.

VILLAGE TREASURER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Juanne Kluemper, TREASURER FOR THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPLIED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT ORLAND PARK, ILLINOIS,
THIS 28th DAY OF September, A.D. 2015.

Juanne Kluemper
VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS THIS 9th DAY OF September, A.D. 2015.

Donna M. Dugan
PRESIDENT

Donna M. Dugan
VILLAGE CLERK

DETAIL OF THE NORTHEAST QUARTER OF SECTION 29-36-12
NOT TO SCALE

REVISIONS:

02/27/2015
04/10/2015
05/06/2015
08/06/2015 MYLAR

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 02/04/2015
JOB NO: 8317
FILENAME: 8317SUB-01
SHEET 1 OF 1

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