



Application for ZONING ORDINANCE MAP AMENDMENT

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Property Owner(s): Rush Oak Park Hospital

Address of Property Owner(s): 601-603, 605, 609, 613-615 South Maple Avenue, Oak Park, Illinois 60304

E-Mail of Property Owner(s): robert_spadoni@rush.edu Phone: 1(708)660-6660

Name of Applicant(s) (if different from the Property Owner) Rush Oak Park Hospital

Address of Applicant(s): 520 South Maple Avenue, Oak Park, Illinois 60304

E-Mail of Applicant(s): robert_spadoni@rush.edu Phone: 1(708)660-6660

Existing Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7
DT (1-2-3) GC HS MS NA NC RR
H OS I

Proposed Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7
DT (1-2-3) GC HS MS NA NC RR
H OS I

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Robert S. Spadoni
(Printed Name) Applicant

Robert S. Spadoni 6/16/2020
(Signature) Applicant Date

Rush Oak Park Hospital
(Printed Name) Owner

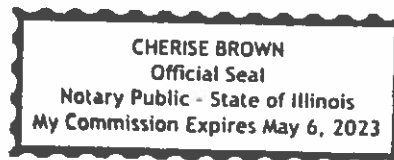
Robert S. Spadoni 6/16/2020
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

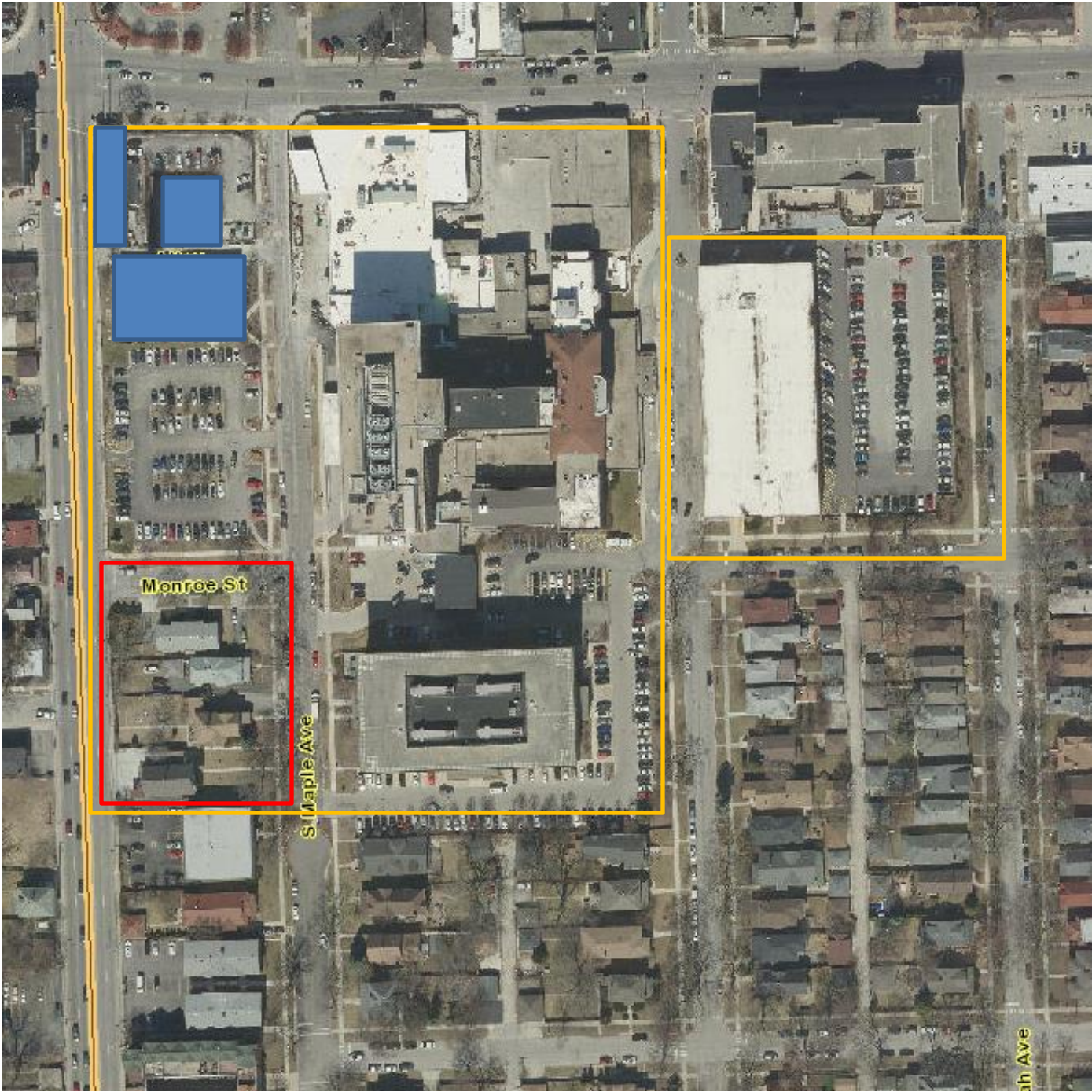
16TH DAY OF June, 2020

[Signature]
(Notary Public)



Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan.

- 1) The character of the neighborhood is comprised of the hospital and related facilities and single family residential uses and after the zoning the change, the character will remain the same;
- 2) Property values will remain stable after the zoning changes;
- 3) Like the Applicant-owned property (i.e. existing hospital off-street parking lot) which is adjacent to and north of the subject property, the subject property's size, location and physical characteristics are suitable for the H-Hospital zoning classification;
- 4) The existing uses and zoning of the nearby property, in particular the hospital property to the north and east, are compatible with the proposed zoning classification and use of the subject property (i.e. hospital off-street parking);
- 5) The public, in particular the public who own and use adjacent properties, will benefit from the controlled development and incorporation of the subject property into the existing hospital off-street parking lot; and
- 6) The applicable zoning ordinance promotes the health, safety, morals and general welfare of the public by controlling land uses and managing the process by which zoning classification are changed.



WARRANTY DEED

LLC TO CORPORATION

RETURN TO: Burke Buns Pinelli Ltd
70 W. Madison Ave., Ste. 4300
Chicago, Illinois 60602
SEND SUBSEQUENT TAX BILLS TO:
Rush Oak Park Hospital
502 S. Maple
Oak Park, Illinois 60304

E-RECORDED simplifile

ID: 2002946104
County: Cook
Date: 1/29/20 Time: 11:28am

RECORDER'S STAMP

THE GRANTOR (S), U&I RENTAL, LLC, an Illinois Limited Liability Company in good standing, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Convey(s)** and **WARRANT** to RUSH OAK PARK HOSPITAL INC. OR ASSIGNS, **TO HAVE AND TO HOLD** said premises, of the Village of Oak Park, County of Cook, State of ILLINOIS, the following described Real Estate, to wit:

LOT 1 IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED AS DOCUMENT 95403125, IN COOK COUNTY, ILLINOIS.

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION, PLEASE ATTACH A SEPARATE 8 1/2 X 11 1/2 INCH SHEET situated in the Village of Oak Park, County of Cook in the state of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No. (s): ¹⁰⁹16-18-10-001-0000

Property Address: 601-603 S. Maple Ave., Oak Park, Il. 60304

Dated this 10th day of January, 2020.

Mark V. Tryba
U & I RENTAL, LLC
by its Operating Manager Mark V. Tryba

SEAL Debra Rhein-Tryba SEAL
U&I RENTAL, LLC
By its Operating Manager Debra Rhein-Tryba

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Real Estate Transfer Tax

\$7,340.00



5021

W

State of Illinois)
Cook County) SS

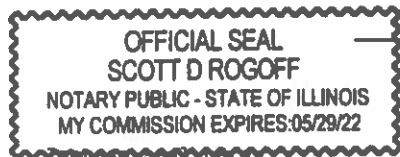
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO **HEREBY CERTIFY** that

MARK V. TRYBA & DEBRA RHEIN-TRYBA

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and _____ seal, this 10th

day of January, 2020.





Notary Public

=====

AFFIX TRANSFER STAMPS ABOVE

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph _____, Section 4 of said Act.

Buyer, Seller, or Representative Date: _____, 20____

This instrument prepared by:

Law Offices of Scott D. Rogoff, P.C.

2720 S. River Rd., Ste. 140

Des Plaines, Illinois 60018



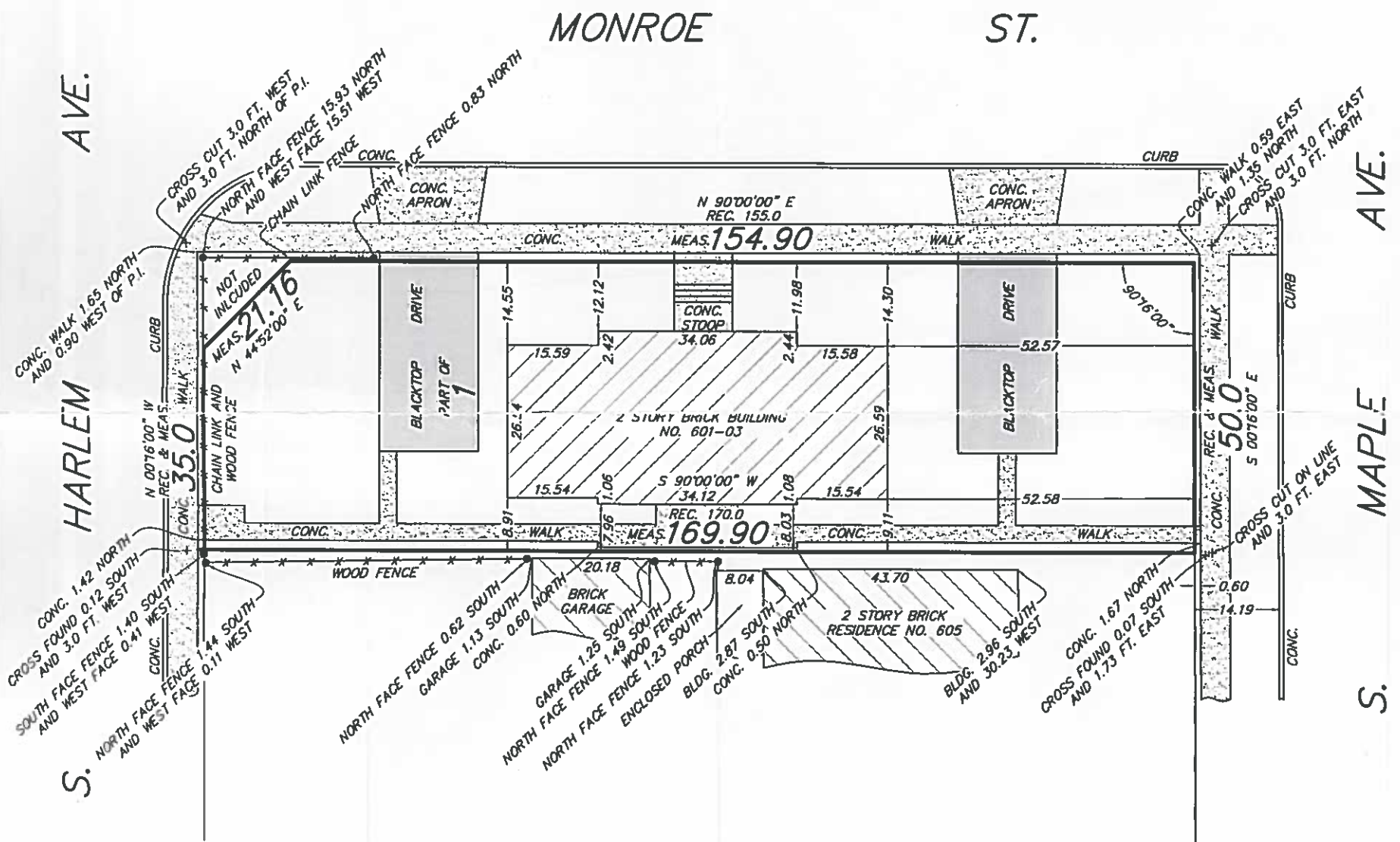
Scale - 1 inch = 25 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY
of

ORDER NO.
17-0383

LOT 1 IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED AS DOCUMENT 95403125, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 601-03 S. MAPLE AVE., OAK PARK, ILLINOIS.



NOTE:

The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: July 4, 2017.

ORDERED BY:
SASSAN & SASSAN

State of Illinois)
County of Cook)

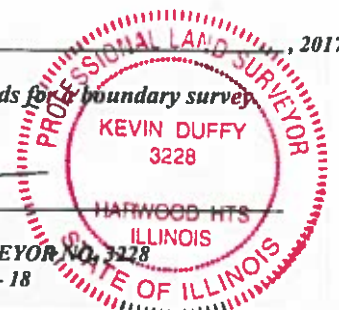
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 10th Day of July, 2017.

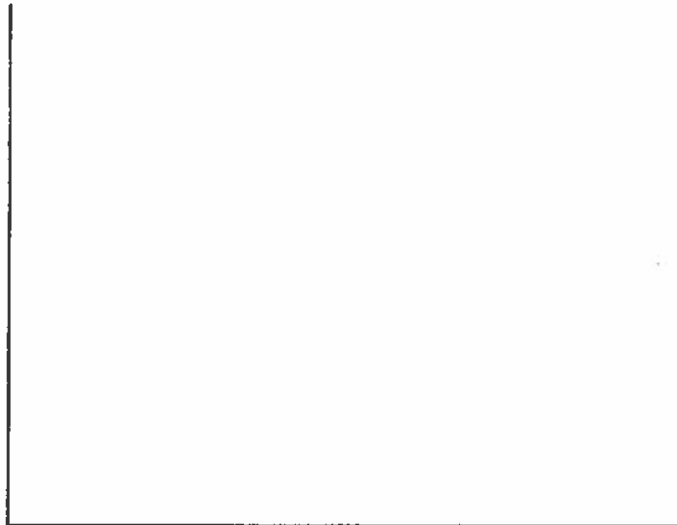
This professional service conforms to the current Illinois minimum standards for boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

Kevin Duffy
KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION: 11 - 30 - 18



WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



FATIC No.: 2986076

THE GRANTOR(S) Sarah L Gee, married to Ehab Soliman, and Valerie Gee and Jeffrey Gee, husband and wife, of the City of Oak Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Rush Oak Park Hospital Corporation, of Oak Park of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof


SUBJECT TO: Covenants, conditions and restrictions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): 16-18-109-002-0000

Address(es) of Real Estate: 605 S. Maple
Oak Park, IL 60304

Dated this 30th day of August, 2019.



Sarah L. Gee



Valerie Gee





Jeffrey Gee



Ehab Soliman, to waive homestead exemption

Real Estate Transfer Tax
\$5,400.00

 Oak Park


4669



First American
Title Insurance Company

Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sarah Gee and Ehab Soliman, Valerie Gee and Jeffrey Gee, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 28th day of August, 20 19.



Renee D. Craig
Notary Public

Prepared by:
Law Offices of David T. Grisamore
309 W Washington
Chicago, IL 60606

Mail to:
Mary Patricia Burns
Burke Burns and Pinelli 70 West Madison Street Suite 4300
Chicago, IL 60602

Name and Address of Taxpayer:
Rush Oak Park Hospital Corporation
605 S. Maple
Oak Park, IL 60304



EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH 40 FEET OF LOT 2 IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-18-109-002-0000 (VOL. 144)

Property Address: 605 South Maple Avenue, Oak Park, Illinois 60304



(assumed)

KABAL SURVEYING COMPANY

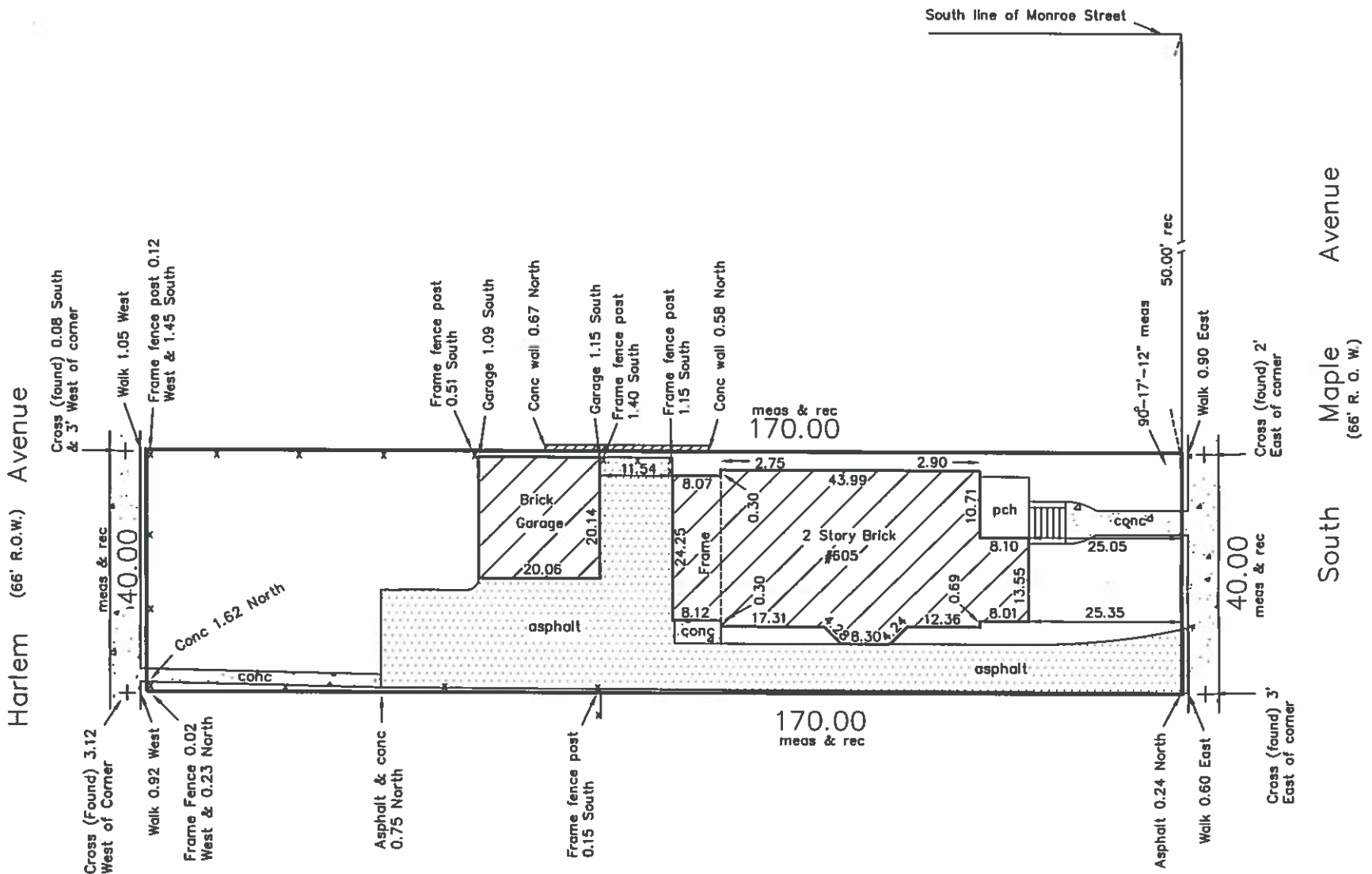
Land Surveying Services

Plat of Survey

The North 40 feet of Lot 2 in Block 5 in W. J. Wilson's Addition to Oak Park, a Subdivision of part of Lot 1 in B. F. Jarvis' Subdivision of Section 18, Township 39 North, Range 13 (except the West Half of the Southwest Quarter), East of the Third Principal Meridian, in Cook County, Illinois.

Address: 605 South Maple Avenue, Oak Park

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND

meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North, OH = overhang

SURVEY UPDATED AUGUST 20, 2019

Area of property is approximately 6,800 square feet

This professional service conforms to the current Illinois minimum standards for a boundary survey

"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

Surveyed July 2, 2015

Building Located July 2, 2015

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Scale: 1 inch = 25 ft.
Order No. 150735
Ordered By: Grisamore, Attorney



ORIGINAL SEAL IN RED

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020

Real Estate Transfer Tax

PS

Check Appropriate Boxes

- RESIDENTIAL
 COMMERCIAL
 MULTI-UNIT
 NO. OF UNITS _____
 DECLARATION
 EXEMPTION

RECORDER OR REGISTRAR'S DEED NO. _____
DATE RECORDED _____ (For Recorder's Use Only)

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 1 Village Hall Plaza, Oak Park, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Park Real Estate Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 6 (d) of the Ordinance.
- 4) A signed copy of the Illinois Tax Declaration form must be sent to the Office of the Village Clerk pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) For additional information, please call the Village Clerk's Office at 383-6400, X358, Monday through Friday 8:30 A.M. to 5:00 P.M.

EXEMPTION APPROVED
 [Signature]
 VILLAGE CLERK
 VILLAGE OF OAK PARK

Address of Property 1609 South Maple Ave. Oak Park, IL 60304
Street Code
 Permanent Property Index No. 16-18-109-003-0000
 Date of Deed May 3, 1961
 Type of Deed Trustee's Deed

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>0</u>
Amount of Tax (\$7.00 per \$1,000 or fraction thereof of full actual consideration) Payment of tax is obligation of seller.	\$ <u>0</u>

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph (s) d of Section 6 of said ordinance.

Details for exemption claimed: (explain) Disolving Trust Agreement previously held with First Chicago Trust Company.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)
 (Seller)
Oak Park Hospital 520 S. Maple 60304
Name Address Zip Code
 Signature Natalie A. Blachowicz, Controller Date Signed 11/5/91
Seller or Agent

Grantee: (Please Print)
 (Buyer)
Oak Park Hospital 520 S. Maple 60304
Name Address Zip Code
 Signature Natalie A. Blachowicz, Controller Date Signed 11/5/91
Buyer or Agent

TRUSTEE'S DEED

Form XX-0.3/90

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 3rd. day of June, 1991, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS (formerly known as First United Trust Company as Successor Trustee to Oak Park Trust & Savings Bank), a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 3rd. day of May, 1961, and known as Trust Number 3803, party of the first part, and Oak Park Hospital

part y of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of --Ten and no/100 (\$10.00)-- dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER AND MADE A PART HERETO

EXEMPTION APPROVED
This space for affixing Riders and Revenue Stamps
Village Clerk
VILLAGE OF OAK PARK

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said part y of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS As Trustee as aforesaid,

By [Signature] Assistant Vice-President
ATTEST [Signature] Assistant Secretary

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 James A. Kiel Assistant Vice-President and Dennis John Carrara Assistant Secretary of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd. day of June, 19 91

[Signature] Notary Public

DEVELOPER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

This instrument was prepared by Dennis John Carrara, Trust Officer, First Chicago Trust Company of Illinois, 1048 Lake Street, Oak Park, Illinois 60301-1194

Lot 3 and Lot 2 (except the North 40 feet thereof) in Block 5 in W. J. Wilson's Addition to Oak Park, being a subdivision of Lot 1 (except the East 40 acres thereof) in the subdivision of Section 18 (except the West half of the South West quarter thereof) in Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
(609 South Maple, Oak Park, Illinois) Perm. Index No. 16-18-109-003-0000 ✓

Lots 8 and 9 in Block 2 in Subdivision of Blocks 1 to 9 inclusive in Wallen and Probst's Addition to Oak Park in the Northwest quarter of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
(1041 Madison, Oak Park, Illinois) Perm. Index No. 16-18-102-002 ✓

Lot 6 in Block 2 in Wallen and Probst's Addition to Oak Park in the North West quarter of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
(1037 Madison, Oak Park, Illinois) Perm. Index No. 16-18-102-003 *Same*

Lot 7 in Block 2 in the subdivision of Blocks 1 to 9 inclusive in Wallen and Probst's Addition to Oak Park in the Northeast quarter of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
(1039 Madison, Oak Park, Illinois) Perm. Index No. 16-18-102-003

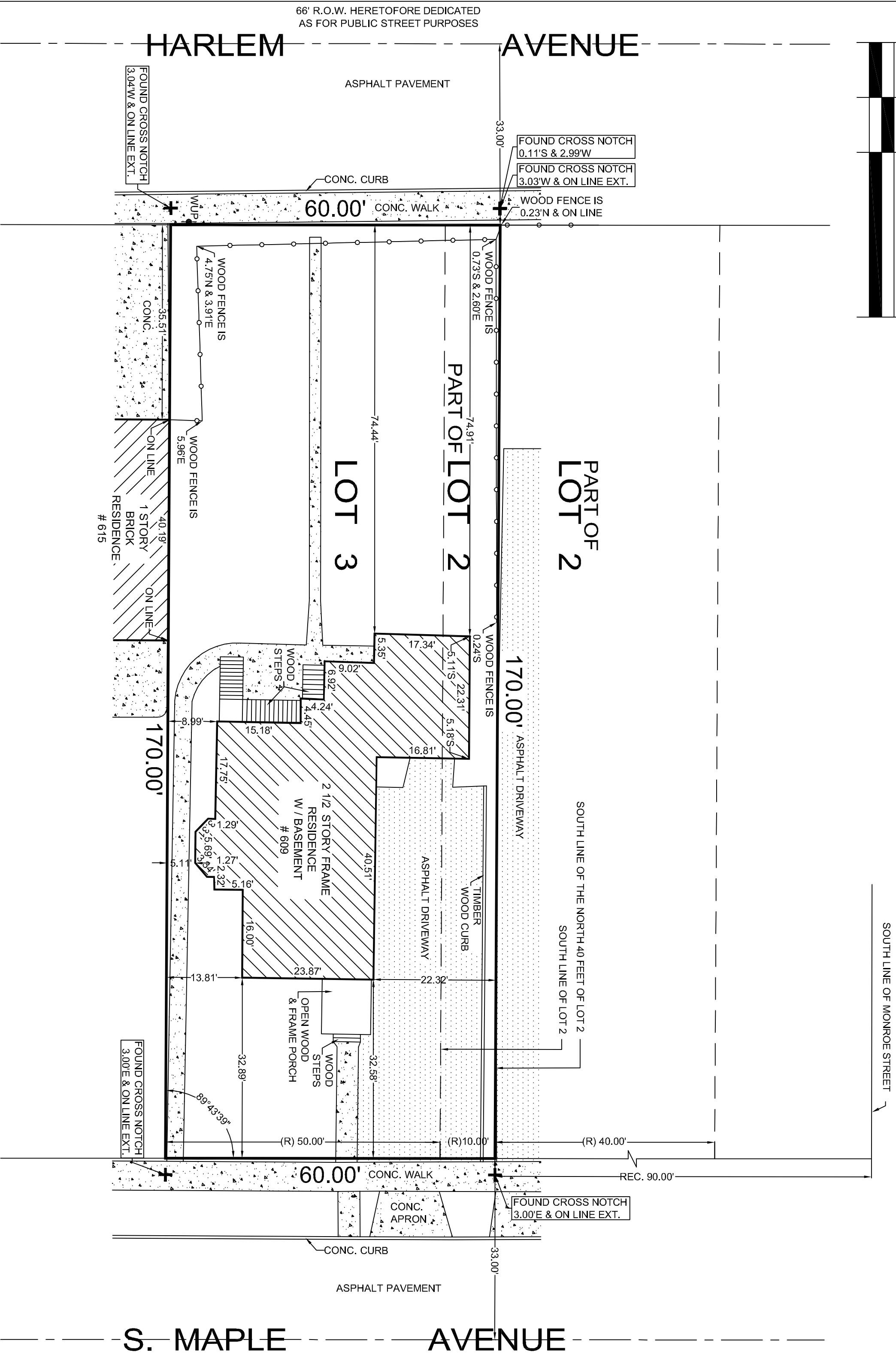
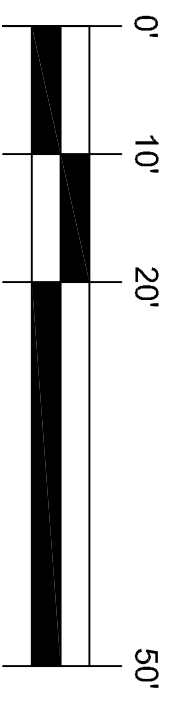
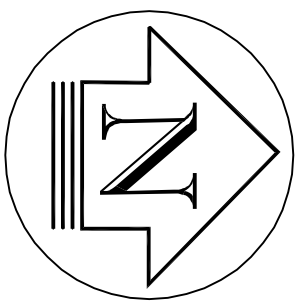
Lot 7 in Block 4 in W. J. Wilson's Addition to Oak Park, a subdivision of Lot 1 (except the East 40 acres thereof) in the subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except the West half of the Southwest quarter of said Section) in Cook County, Illinois.
(525 South Maple, Oak Park, Illinois) Perm. Index No. 16-18-100-009 ✓

The East 120 feet of Lot 8 in Block 4 in W. J. Wilson's Addition to Oak Park, said Addition being a subdivision of Lot 1 (except the East 40 acres thereof) in the subdivision of Section 18 (except the West half of the South West quarter thereof) in Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
(527 South Maple, Oak Park, Illinois) Perm. Index No. 16-18-100-010 ✓

EXEMPTION APPROVED
Virginia
VILLAGE CLERK
VILLAGE OF OAK PARK

Lots 18 and 19 in Block 2 in Wallen and Probst's Addition to Oak Park in the Northwest quarter of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian (except railroad lands) in Cook County, Illinois.
(525 Wenonah, Oak Park, Illinois) Perm. Index No. 16-18-102-020 ✓

Lot 9 and (except the East 120 feet) Lot 8 in Block 4 in W. J. Wilson's Addition to Oak Park, said addition being a subdivision of Lot 1 (except the East 40 acres thereof) in the subdivision of Section 18 (except the West half of the South West quarter thereof) in Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.
Perm. Index Nos. 16-18-100-010, 012, 013 ✓



66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

HARLEM AVENUE

S. MAPLE AVENUE

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

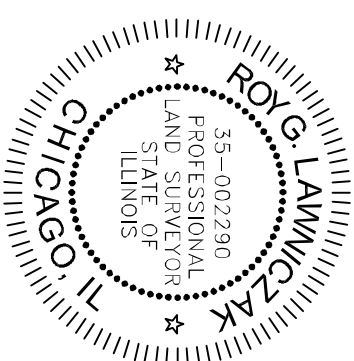
OF

LOTS 3 AND 2 (EXCEPT THE NORTH 40 FEET THEREOF) IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST ONE-HALF OF THE SOUTHWEST QUARTER THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

KNOWN AS: 609 S. MAPLE AVENUE, OAK PARK, ILLINOIS
PERMANENT INDEX NUMBER: 16 - 18 - 109 - 003 - 0000

LEGEND	ABBREVIATIONS
WUP	WOOD UTILITY POLE
(R)	RECORD DATA

ORDERED BY:	RESA CONSTRUCTION CO.
SCALE :	1" = 15'
DATE :	JULY 9, 2020
FILE NO.:	2020 - 27681
DATE	REVISION



I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 9, A.D. 2020.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021

Doc#: 1932608251 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/22/2019 11:25 AM Pg. 1 of 6

Dec ID 20191101646843
ST/CO Stamp 2-038-901-088 ST Tax \$1,000.00 CO Tax \$500.00

PA 9 54520
1-11 (lee)

WARRANTY DEED

Grantors, Bernabe Chris Mauban and Maria Verchelle Mauban , a husband and wife, of 615 South Maple Avenue, Oak Park, County of Cook, Illinois, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Rush Oak Park Hospital, Inc., an Illinois not-for-profit corporation of _____, the Real Estate located at and commonly known as:

613-615 South Maple Avenue, Oak Park, Illinois 60304;

P.I.N.: 16-18-109-004-0000

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

P779-54520
1-11-00

WARRANTY DEED

Grantors, Bernabe Chris Mauban and Maria Verchelle Mauban , a husband and wife, of 615 South Maple Avenue, Oak Park, County of Cook, Illinois, for and in consideration of Ten and ^{no}/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Rush Oak Park Hospital, Inc., an Illinois not-for-profit corporation of _____, the Real Estate located at and commonly known as:

613-615 South Maple Avenue, Oak Park, Illinois 60304;

P.I.N.: 16-18-109-004-0000

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

Mail Deed:

Mary Pat Burns
Burke Burns & Pirelli, Ltd.
70 W. Madison Ste. 4300
Chicago, IL 60602

Mail Tax Bill:

Rush Oak Park Hospital, Inc.
Attn: Robert Spadoni
520 S. Maple Ave.
Oak Park, IL 60304

This instrument was prepared by:

Namit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Real Estate Transfer Tax

\$8,000.00



Dated this 15 day of Nov, 2019



BERNABE CHRIS MAUBAN

STATE OF IL)
) SS.
COUNTY OF DWAGE)

I, Patrick H. Kennedy, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Bernabe Chris Mauban, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15 day of November 2019.



NOTARY PUBLIC
OFFICIAL SEAL
PATRICK H KENNEDY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/07/23

Dated this 15 day of NOV, 2019

Maria Verchelle Mauban

MARIA VERCHELLE MAUBAN

STATE OF IL)
) SS.
COUNTY OF DWALE)

I, Patrick H Kennedy, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Maria Verchelle Mauban, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15 day of November, 2019.

(Signature)
OFFICIAL SEAL NOTARY PUBLIC
PATRICK H KENNEDY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/07/23

Exhibit "A"

LOT 4 IN BLOCK 5 IN WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 EXCEPT THE EAST 40 ACRES THEREOF IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST HALF OF THE SOUTH WEST QUARTER THEREOF) IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

19-Nov-2019



COUNTY:	500.00
ILLINOIS:	1,000.00
TOTAL:	1,500.00

16-18-109-004-0000

| 20191101646843

| 2-038-901-088

LEGEND

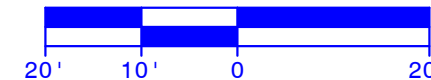
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

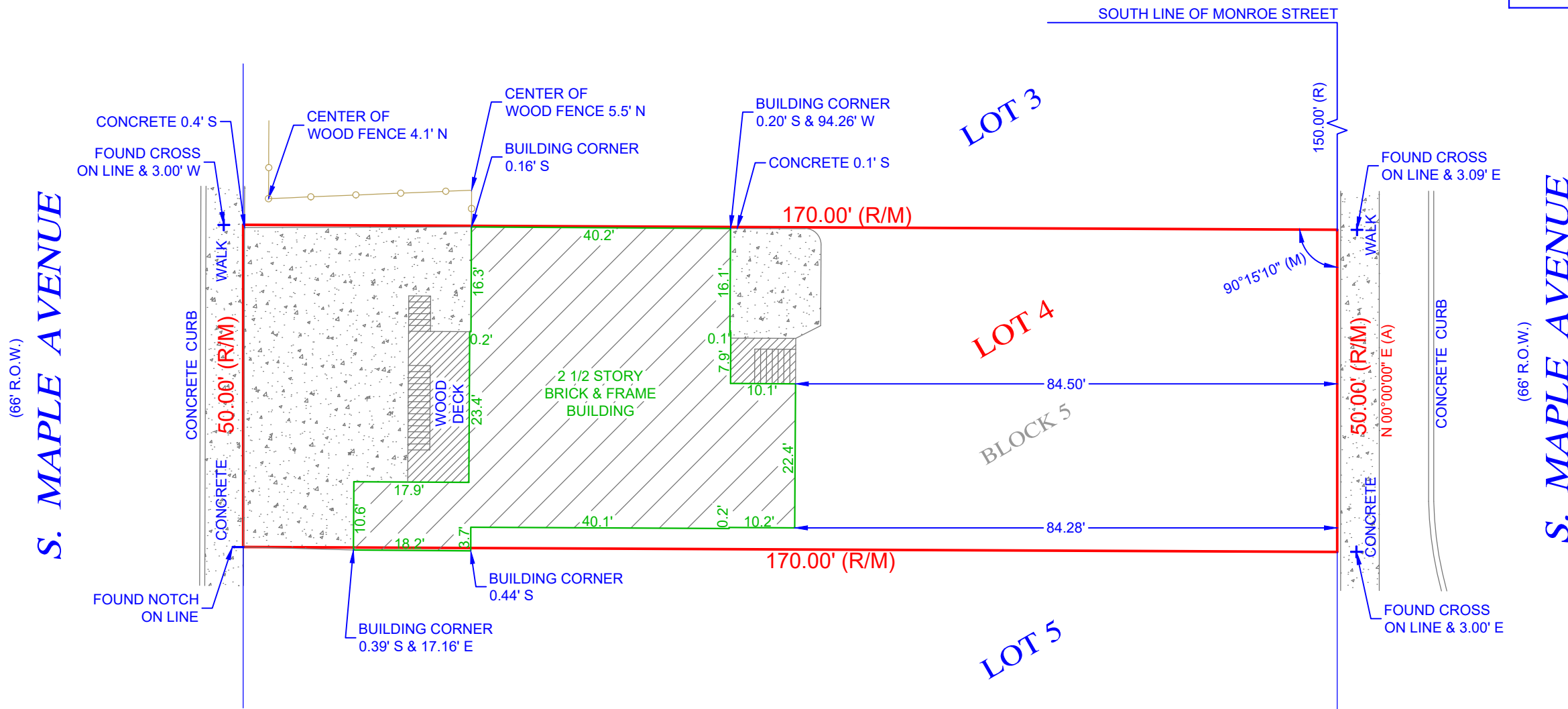
PLAT OF SURVEY OF

LOT 4 IN BLOCK 5 IN WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 EXCEPT THE EAST 40 ACRES THEREOF IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF) IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 8,499 SQ. FT. OR 0.19 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF S. MAPLE AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 13TH DAY OF NOVEMBER, A.D., 2019,
AT LISLE, ILLINOIS.



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 613-615 S. MAPLE AVENUE
OAK PARK, ILLINOIS
CLIENT BAMMI LAW GROUP LLC
FIELDWORK DATE (CREW) 11/13/2019 (AT/MT)
DRAWN BY: R.S. REVISED: JOB NO. 19-11-0131

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-007245

Legal Description

Maple Avenue Properties

613-615 Maple Avenue

LOT 4 IN BLOCK 5 IN WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 EXCEPT THE EAST 40 ACRES THEREOF IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST HALF OF THE SOUTH WEST QUARTER THEREOF) IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

601-603 Maple Avenue

LOT 1 IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED AS DOCUMENT 95403125, IN COOK COUNTY, ILLINOIS.

605 Maple Avenue

THE NORTH 40 FEET OF LOT 2 IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

609 Maple Avenue

LOT 3 AND LOT 2 (EXCEPT THE NORTH 40 FEET THEREOF) IN BLOCK 5 IN W.J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST ONE-HALF OF THE SOUTHWEST QUARTER THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.