



VILLAGE OF ORLAND PARK

Certification

14700 Ravinia Avenue
Orland Park, IL 60462
(708) 403-6150
orlandpark.org

Doc # 1831819453 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 02:23 PM PG: 1 OF 9



STATE OF ILLINOIS COUNTIES OF COOK AND WILL

I, John C. Mehalek, DO HEREBY CERTIFY that I am the duly elected and qualified Village Clerk of the Village of Orland Park, Illinois, and as such Village Clerk I am the keeper of the minutes and records of the proceedings of the Board of Trustees of said Village and have in my custody the minutes and books of the records of said Village.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of:

Ordinance No. 5348

I DO FURTHER CERTIFY that the original Ordinance of which the foregoing is a true copy is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village Of Orland Park aforesaid, at the said Village, in the Counties and State aforesaid, this 6th day of November 2018

John C. Mehalek, Village Clerk

CORPORATE
SEAL

VILLAGE OF ORLAND PARK

**14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org**

Ordinance No: 5348

File Number: 2018-0753

AN ORDINANCE ANNEXING PROPERTY (THE VILLAS OF TALLGRASS - 10851 WEST 167TH STREET)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 6th day of November, 2018 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 5348

AN ORDINANCE ANNEXING PROPERTY (THE VILLAS OF TALLGRASS - 10851 WEST 167TH STREET)

BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois:

SECTION 1

That this President and Board of Trustees find as follows:

- (a) A Petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Orland Park, requesting that the territory described in Section 2 of this Ordinance be annexed to the Village of Orland Park, Cook and Will Counties, Illinois.
- (b) Such Petition was signed by all of the owners of record of such territory, there being no electors residing on said territory.
- (c) Such territory is not within the corporate limits of any municipality, but is contiguous to the Village of Orland Park, Cook and Will Counties, Illinois, a municipality existing under the laws of the State of Illinois.
- (d) That the Village of Orland Park, Cook and Will Counties, Illinois, does not provide fire protection service, and the territory herein described is not located in a public library district.
- (e) Notice of the proposed annexation has been given to the Orland Township Commissioner of Highways and Board of Town Auditors.

SECTION 2

That the territory legally described as follows:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF WABASH RAILROAD OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE SOUTH ONE THIRD OF THE NORTH THREE EIGHTS OF THE

VILLAGE OF ORLAND PARK

Ordinance No: 5348

NORTHWEST QUARTER OF SECTION 29 LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF WABASH RAILROAD AND LYING WEST OF THE WEST LINE OF THE EAST ONE EIGHTH OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 27-29-101-015-0000

be and the same is hereby annexed to the Village of Orland Park, Cook and Will Counties, Illinois, all in conformance with and as shown on a plat and map of annexation of said territory prepared by a registered land surveyor of the State of Illinois, attached hereto and made a part hereof as EXHIBIT A.

SECTION 3

That the Village Clerk is hereby and herewith instructed to record with the Recorder of Deeds of Cook County, Illinois, and to file with the County Clerk of Cook County, Illinois:

- (a) a copy of this Ordinance certified as correct by the Clerk of said Village of Orland Park; and
- (b) a plat of the land included in this annexation, as required by law, said plat to be attached to the afore-said certified copy of this Ordinance.

SECTION 4

That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.

PASSED this 5th day of November, 2018

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye:	6	Trustee Fenton, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, Trustee Carroll, and Village President Pekau
Nay:	0	
Absent:	1	Trustee Dodge

VILLAGE OF ORLAND PARK

Ordinance No: 5348

DEPOSITED in my office this 5th day of November, 2018

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 5th day of November, 2018

/s/ Keith Pekau

Keith Pekau, Village President

PUBLISHED this 6th day of November, 2018

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

PLAT OF ANNEXATION

TO THE VILLAGE OF ORLAND PARK;
10851 W. 167TH STREET, ORLAND PARK, ILLINOIS

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE WABASH RAILROAD OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO:

THAT PART OF THE SOUTH ONE THIRD OF THE NORTH THREE EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 29 LYING EAST OF THE EASTERLY LINE OF THE WABASH RAILROAD RIGHT-OF-WAY AND LYING WEST OF THE WEST LINE OF THE EAST ONE EIGHTH OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALL IN COOK COUNTY, ILLINOIS.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS

JOSS
COUNTY OF WILL)

I, MATTHEW DUNN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003107 DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT HEREON DRAWN FROM PREVIOUS PLATS AND RECORDS FOR THE PURPOSE OF ANNEXING THE SAME AS SHOWN IN THE ABOVE DEPICTION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE DERIVED FROM STATE PLANE COORDINATES AS MEASURED IN THE FIELD.

DATED: JULY 12RD, 2018

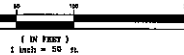
Matthew Dunn

ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003107
MY LICENSE EXPIRES NOVEMBER 20, 2016



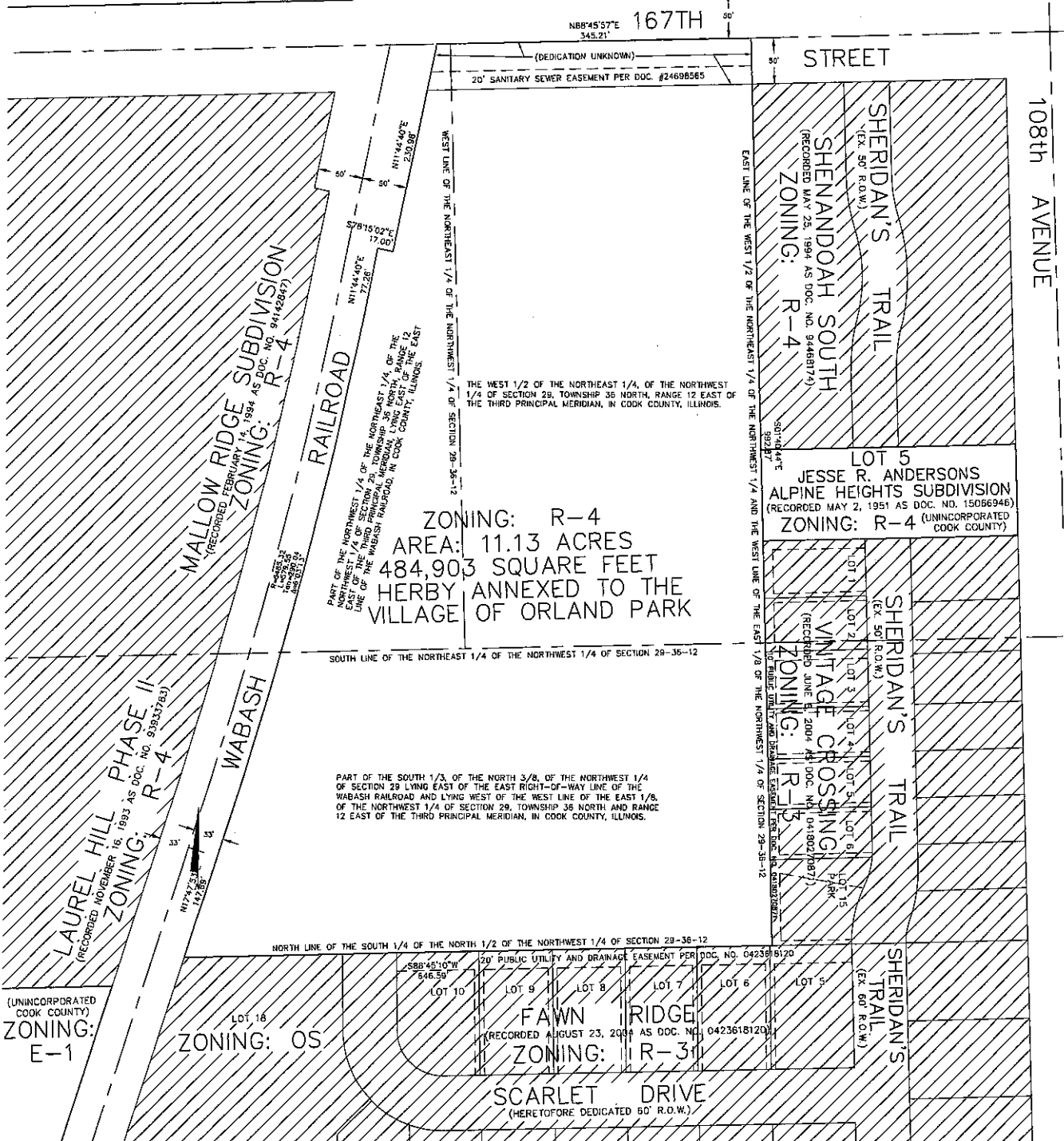
NOTE: PLEASE RETURN ONE RECORD COPY TO:
MATTHEW DUNN P.E., P.L.S.
LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.
846 RECENT ST.
NEW LENOX, IL 60451

GRAPHIC SCALE



ALPINE HEIGHTS
(RECORDED AUGUST 5, 1892 AS DOC. NO. 1713023)
ZONING: R-3
(UNINCORPORATED COOK COUNTY)

SHENANDOAH TOWNHOMES
(RECORDED AUGUST 24, 1992 AS DOC. NO. 92625640)
ZONING: R-4



LE&LSL NO. 180705

PREPARED BY:
LINCOLNWAY
ENGINEERING AND LAND SURVEYING LTD.
846 RECENT STREET, NEW LENOX, IL 60451
PHONE (830)301-1325

Assignment of
Annexation Agreement

Village of Orland Park

Prepared by and Return to:
Matthew M. Klein
324 W. Burlington Avenue
LaGrange, IL 60525

Marth Construction Company (ASSIGNOR) does hereby sell, assign, transfer and set over unto Villas of Tallgrass, LLC, of 14800 S. 80th Avenue, Orland Park, ("ASSIGNEE") all of its right, title, interest and obligations as to that certain Annexation Agreement with the Village of Orland Park, recorded October 18, 2018 as Document No. 1829118114 with the Cook County Recorder of Deeds.

ASSIGNEE does hereby assume and accept all obligations, debts and liabilities of ASSIGNOR related to the Annexation Agreement and the development of the Villas of Tallgrass Project which is the subject of this ASSIGNMENT, and agrees to be bound by the Terms of that Annexation Agreement.

The parties to this ASSIGNMENT hereby stipulate that adequate consideration has been exchanged to support the enforceability of this ASSIGNMENT. Furthermore, the parties recognize that the Village of Orland Park is acting in reliance upon this ASSIGNMENT and will be subject to significant obligations to provide government services to the annexed property with out regard to the performance of the ASSIGNEE. Accordingly, both parties expressly waive any objections to the adequacy of consideration in this ASSIGNMENT.

This ASSIGNMENT is to take effect upon the written consent of the Village of Orland Park.

Dated this 5th day of November, 2018.

ASSIGNOR: MARTH CONSTRUCTION COMPANY

By: James Marth
James Marth, President

By: Carol Marth
Carol Marth, Secretary

Subscribed and sworn to me on this 5th day of November, 2018.

Christine Gentile
NOTARY PUBLIC



Acceptance by ASSIGNEE:

VILLAS OF TALLGRASS, LLC

By: James Marth, Jr.
James Marth, Jr. Manager

By: Christine Gentile
Christine Gentile, Manager

Subscribed and sworn to me on this 5th day of November, 2018.



Carol A. Marth
NOTARY PUBLIC

Consent by the Village of Orland Park:

The Village of Orland Park hereby consents to the assignment of the above referenced Annexation Agreement, without release of the ASSIGNOR.

Village of Orland Park

By: [Signature]
Its: Village Manager

Subscribed and sworn to me on this 17th day of November, 2018.

E. Kenneth Friker
NOTARY PUBLIC



LEGAL DESCRIPTION

The land is described as follows:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER, LYING EAST OF THE EASTERLY RIGHT OF WAY
LINE OF WABASH RAILROAD OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THAT PART OF THE SOUTH ONE THIRD OF THE NORTH THREE EIGHTS OF THE
NORTHWEST QUARTER OF SECTION 29 LYING EAST OF THE EASTERLY RIGHT OF
WAY LINE OF WABASH RAILROAD AND LYING WEST OF THE WEST LINE OF THE
EAST ONE EIGHTH OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN: 27-29-101-015-0008

ADDRESS: 10851 167th Street, Orland Park, IL 60407