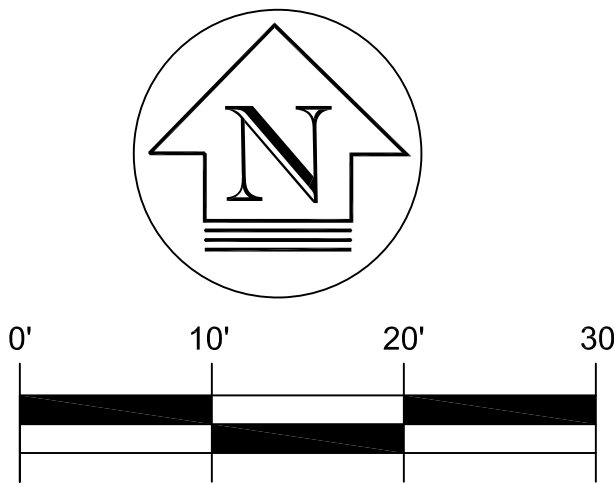
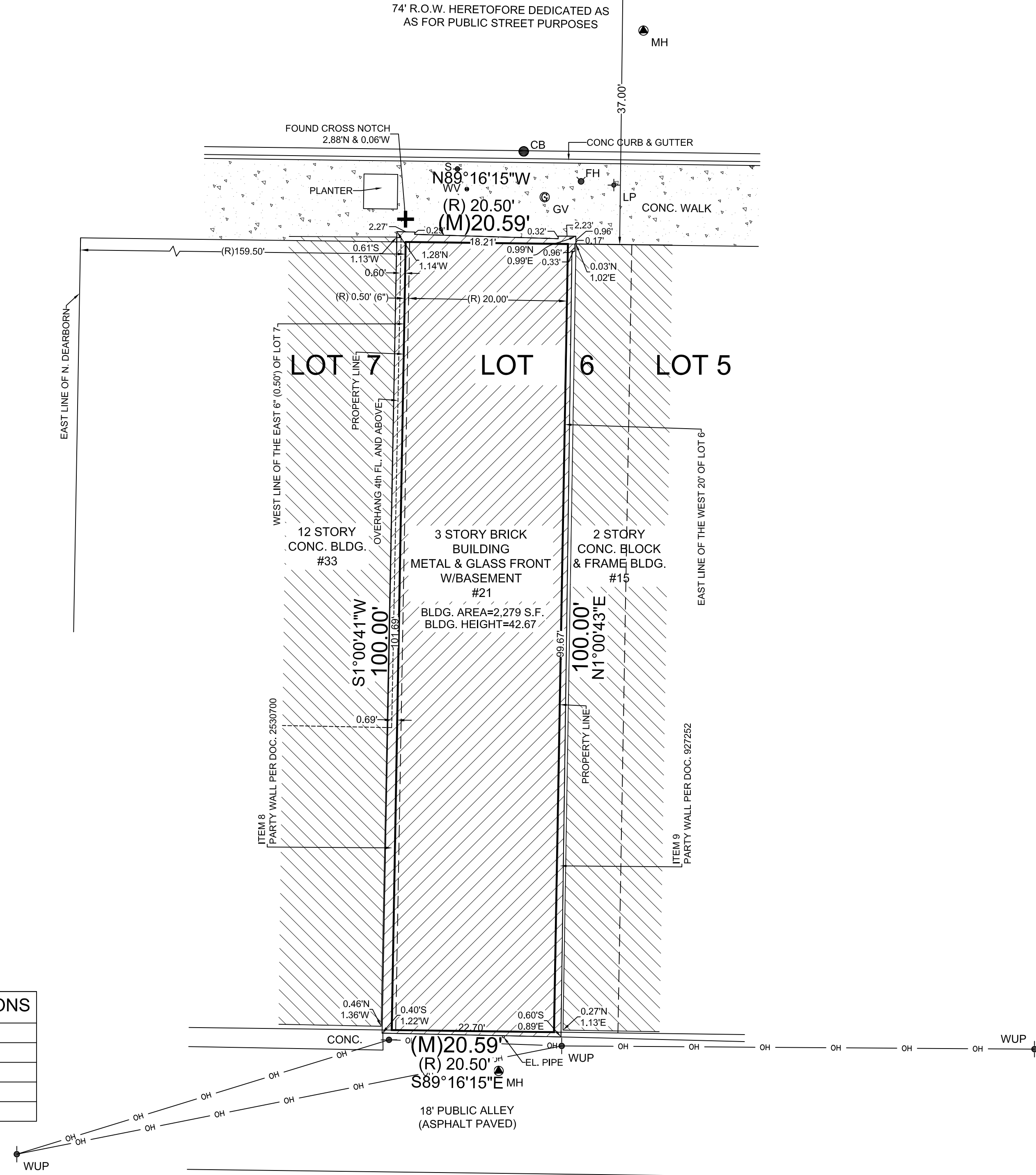




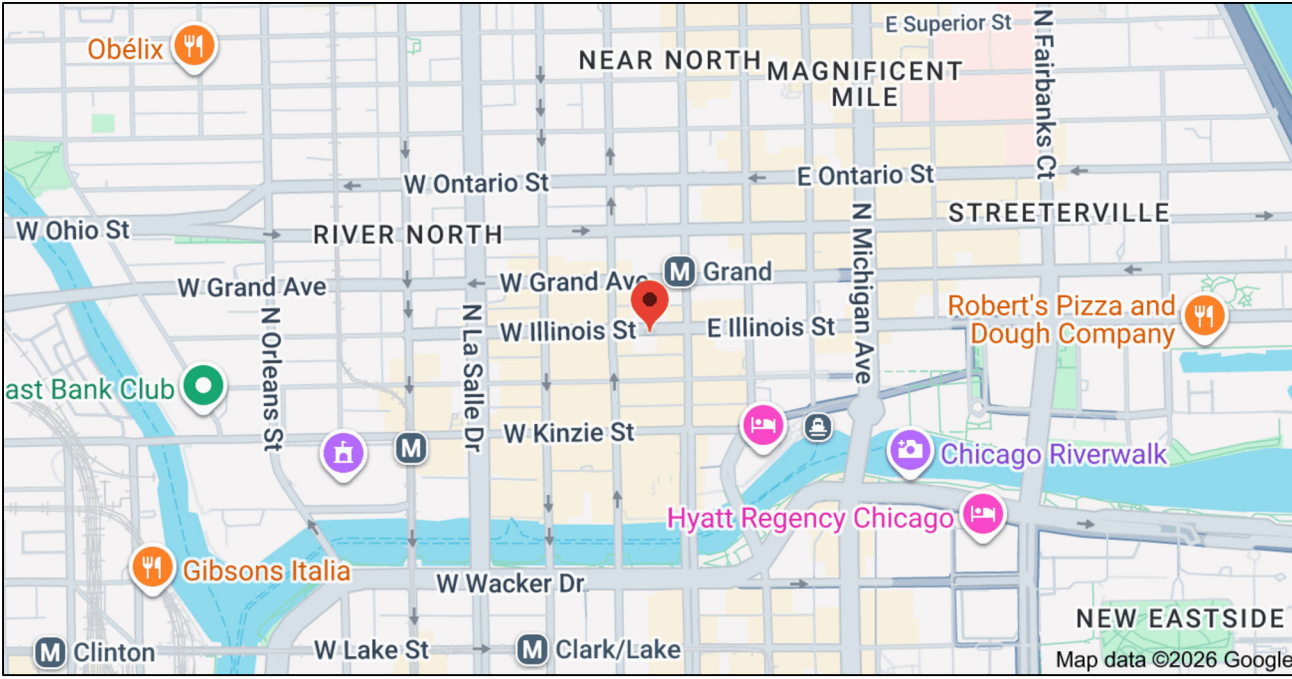
W. ILLINOIS STREET



LEGEND	ABBREVIATIONS
● CB	CATCH BASIN
○ B-BOX	B-BOX
⬮ WUP	WOOD UTILITY POLE
⬮ MH	MANHOLE
M=MEASURED	R=RECORD

ORDERED BY: TRANSWESTERN		
SCALE : 1" = 10'		
DATE :JUNE 16, 2026		
FILE No.:		
2026 - 32688	DATE	REVISION

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **W. ILLINOIS STREET** AND **18 FEET PUBLIC ALLEY**.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**
THERE ARE PARTY WALLS (SEE ITEM 8 & 9 TITLE COMMITMENT)

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 14 FROM TABLE A**
DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS N. DEARBORN AVENUE IS 159.50 FEET.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS ARE REFLECTED IN TITLE

- **ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

- **ITEM # 20 FROM TABLE A**
-ENCROACHMENTS AFFECTING THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THE SURVEY AND DESCRIBED AS FOLLOWS:
1. ENCROACHMENT OF THE 3 STORY BRICK, METAL & GLASS BLDG. LOCATED MAINLY ON THE LAND ONTO THE RIGHT OF WAY NORTH BY APPROXIMATELY 0.99 FEET TO 1.28 FEET.
2. ENCROACHMENT OF THE 3 STORY BRICK, METAL & GLASS BLDG. LOCATED MAINLY ON THE LAND ONTO THE PUBLIC ALLEY SOUTH BY APPROXIMATELY 0.40 FEET TO 0.60' SOUTH.

- NO PHYSICAL ACCESS BETWEEN SUBJECT PROPERTY AND ADJOINING PROPERTIES WAS OBSERVED AT THE TIME OF THE SURVEY.

-NO USE OF ADJOINING PARCELS BY APPARENT OCCUPANTS OF THE SURVEYED PROPERTY WITHOUT THE BENEFIT OF A DOCUMENTED EASEMENT/AGREEMENT WAS OBSERVED.

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X"** - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0419J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170074**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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

ALTA / NSPS LAND TITLE SURVEY

OF
THE WEST 20 FEET OF LOT 13 AND THE EAST 6 INCHES OF LOT 12 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 21 WEST ILLINOIS STREET, CHICAGO, IL 60654

PERMANENT INDEX NUMBER: 17 - 09 - 255 - 006 - 0000

AREA = 2,059 SQ.FT. OR 0.047 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME
PROPERTY AS INSURED IN THE TITLE COMMITMENT
AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

SURVEYOR'S LEGAL DESCRIPTION:
THE WEST 20 FEET OF LOT 6 AND THE EAST 6 INCHES OF LOT 7 IN ASSESSOR'S DIVISION OF LOTS 9 TO 16 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: NCS-1307868-CHI2
EFFECTIVE DATE: MAY 22, 2026

ITEMS CORRESPONDING TO SCHEDULE B PART II:

ITEMS 1 - 7.
NOT SURVEY RELATED.

ITEM 8.
AGREEMENT MADE BY MICHAEL BRAND WITH G. A. HAYES DATED MARCH 7, 1888 AND RECORDED APRIL 29, 1897 AS DOCUMENT 2530700, RELATING TO A PARTY WALL ON THE LINE BETWEEN THE EAST 6 INCHES ON LOT 12 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO AND THE REMAINDER OF SAID LOT.

ITEM 9.
AGREEMENT MADE BY GEORGE A. HYERS WITH D. H. MCDONALD, RECORDED FEBRUARY 29, 1888 AS DOCUMENT 927252, FOR A PARTY WALL ON THE DIVIDING LINE BETWEEN THE WEST 20 FEET OF LOT 13 AND LAND EAST AND ADJOINING THE SAME.

ITEMS 10 - 12.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **CHICAGO COMMERCIAL CAPITAL MANAGEMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

- **FIRST AMERICAN TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2026 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(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 16, 2026.

DATE OF PLAT: JUNE 18, 2026.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

