

PROPERTY ADDRESS:
6015 N FRANCISCO AVENUE, CHICAGO, ILLINOIS 60659

SURVEY NUMBER: 2211.2999

CERTIFIED TO:
RKF LAW OFFICES LLC, CHICAGO TITLE INSURANCE COMPANY.

BUYER:

LENDER:

TITLE COMPANY: RKF LAW OFFICES LLC

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: 22NW7148870SK

LEGAL DESCRIPTION:
PARCEL 1:
LOT 2 (EXCEPT THE NORTH 2 FEET) AND THAT PART OF LOT 1 AND THE NORTH 2 FEET OF LOT 2, FALLING WITH THE FOLLOWING DESCRIBED PROPERTY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 4.0 FEET, THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 41.40 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 2.0 FEET OF SAID LOT 2, SAID POINT BEING 25.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH 2.0 FEET OF SAID LOT 2, THENCE ALONG THE SOUTH LINE OF THE NORTH 2.0 FEET OF SAID LOT 2, A DISTANCE OF 25.0 FEET TO THE SOUTHWEST CORNER OF THE NORTH 2 FEET OF SAID LOT 2, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING, ALSO ALL OF LOTS 3, 4, 5, ALSO THE WEST 12 1/2 FEET LOT 7, ALL OF LOTS 8, 9, 10, LYING NORTH OF A LINE 87 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4, ALSO LOTS 11, 12, 13, 14, 15, (EXCEPT THE NORTH 16 FEET) IN NIXON AND PETERSON AVENUE ADDITION TO NORTH EDgewater IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 19, 1917, AS DOCUMENT NUMBER 74453.

PARCEL 2:
ALL THAT PART OF THE EAST AND WEST 16 FOOT PUBLIC UTILITIES ALLEY (NOW VACATED) LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 AND THE SOUTH LINE OF LOT 5, PRODUCED WEST 16 FEET, AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE WEST 12 1/2 FEET OF LOT 7, ALSO LYING NORTH AND ADJOINING THE NORTH LINE OF LOTS 8, 9 AND 10 IN BLOCK 2 IN NIXON AND PRASSAS LINCOLN AND PETERSON AVENUE ADDITION TO NORTH EDgewater IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 19, 1917, AS DOCUMENT 74453.

PARCEL 3:
ALL THAT PART OF THE NORTH AND SOUTH 16 FOOT PUBLIC UTILITIES ALLEY (NOW VACATED), LYING WEST AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 5, BOTH INCLUSIVE, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 11 TO 15, BOTH INCLUSIVE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF SAID LOT 15 PRODUCED EAST 16 FEET, AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5 PRODUCED WEST 16 FEET IN BLOCK 2 IN NIXON AND PRASSAS LINCOLN AND PETERSON AVENUE ADDITION TO NORTH EDgewater IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 19, 1917, AS DOCUMENT 74453.

PARCEL 4:
LOT 52 IN BLOCK 2 IN KRENN AND DATO'S ADDITION TO NORTH EDgewater, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES

DATE SIGNED: 11/29/22 FIELD WORK DATE: 11/28/2022

REVISION DATE(S):
(REV.2 12/14/2022) (REV.2 12/8/2022) (REV.1 11/29/2022)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

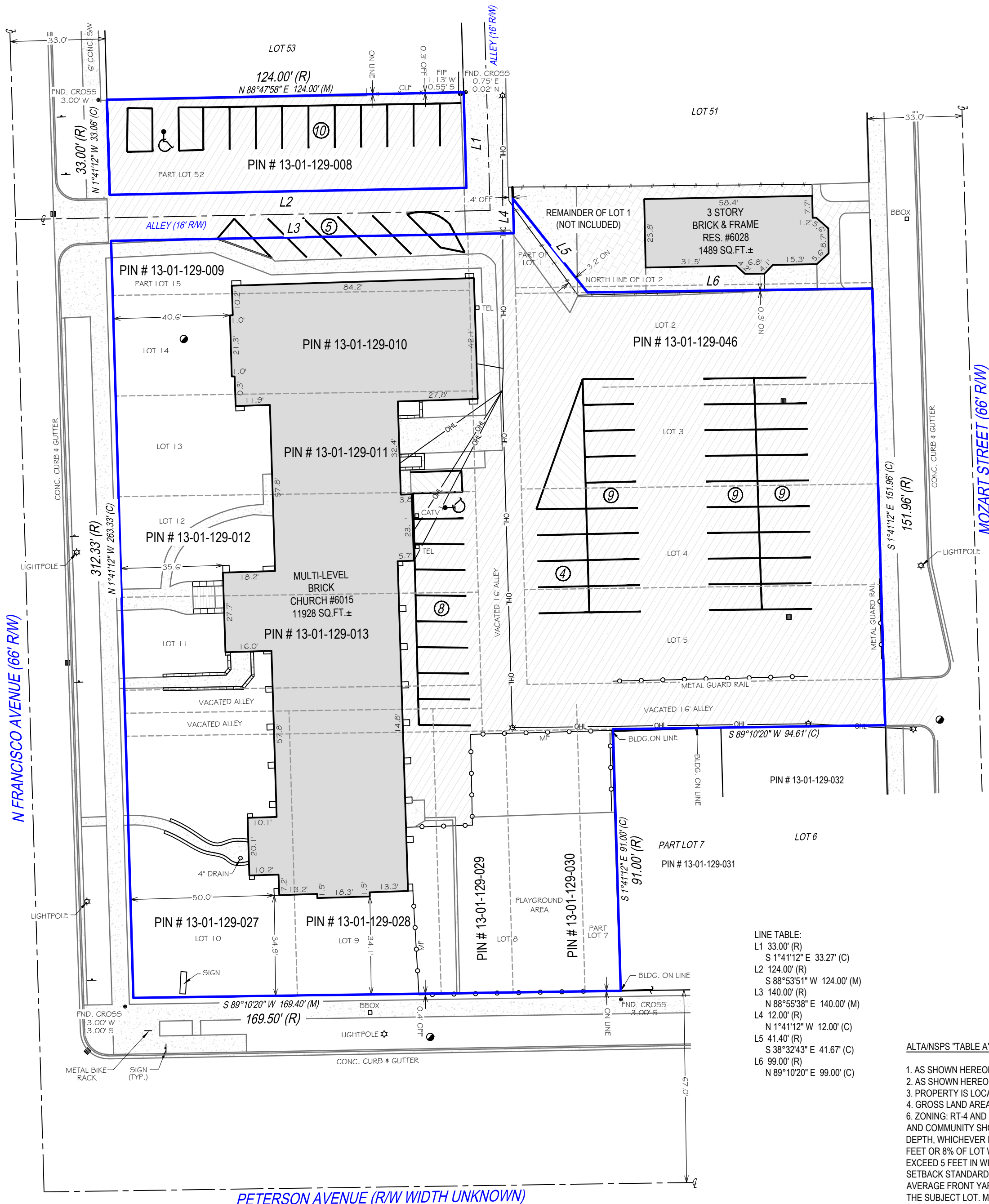
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Warren D. Johnson
WARREN D. JOHNSON
005-00071
PROFESSIONAL
LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 7(A), (B), 8, 9, 14 and 20 OF TABLE A. FIELDWORK WAS COMPLETED ON NOVEMBER 28, 2022, DATED THIS 28TH DAY OF NOVEMBER, 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008
CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22NW7148870SK DATED JUNE 28, 2022 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY



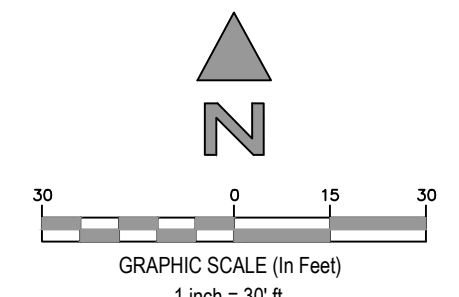
LINE TABLE:

- L1 33.00' (R)
- L2 124.00' (R)
- L3 140.00' (R)
- L4 12.00' (R)
- L5 41.40' (R)
- L6 99.00' (R)

- ALTA/NSPS "TABLE A" ITEMS**
- AS SHOWN HEREON
 - AS SHOWN HEREON
 - PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FLOOD ZONE MAP NO. 17031C040Z
 - GROSS LAND AREA IS 1.5399 ACRES, MORE OR LESS
 - ZONING: RT-4 AND RS-2, RESIDENTIAL TWO-FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT AND COMMUNITY SHOPPING DISTRICT, MINIMUM SETBACKS: (REAR) 50 FEET OR 24% OF LOT DEPTH, WHICHEVER IS LESS, (SIDE) COMBINED TOTAL WIDTH OF SIDE SETBACKS LESS THAN 2 FEET OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, NO SIDE SETBACK IS REQUIRED TO EXCEED 5 FEET IN WIDTH, (FRONT) A DISTANCE EQUAL TO EITHER: THE MINIMUM FRONT SETBACK STANDARD OF 15 FEET OR 12% OF LOT DEPTH, WHICHEVER IS LESS OR THE AVERAGE FRONT YARD DEPTH THAT EXISTS ON THE NEAREST 2 LOTS ON EITHER SIDE OF THE SUBJECT LOT, MAXIMUM BUILDING HEIGHT (FEET): 38 FOR PRINCIPAL RESIDENTIAL BUILDINGS, MAXIMUM FLOOR AREA RATIO: 1:20
 - AS SHOWN HEREON
 - AS SHOWN HEREON
 - AS SHOWN HEREON
 - AS SHOWN HEREON
 - 54 NORMAL PARKING SPOTS AND 2 ADA PARKING SPOTS OBSERVED AT TIME OF SURVEY
 - AS SHOWN HEREON
 - NOTED

REVIEW OF TITLE:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 22NW7148870SK
COOK COUNTY, ILLINOIS
SCHEDULE B-I
EFFECTIVE JUNE 29, 2022

EXCEPTIONS 1-14, 17-18: NO SURVEY OR PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 15: EASEMENT IS BLANKET IN NATURE, AFFECTS THE SUBJECT PROPERTY, EASEMENT IS NOT PLOTTABLE
EXCEPTION 16: EASEMENT IS BLANKET IN NATURE, AFFECTS THE SUBJECT PROPERTY, EASEMENT IS NOT PLOTTABLE



- GENERAL SURVEYOR'S NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or reference to third party firms are for informational purposes only.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
 - Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter 8, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
 - THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINE TYPES	ABBREVIATIONS	MB - Map Book
Boundary Line	(C) - Calculated	ME - Maintenance Easement
Center Line	(D) - Deed	MES - Mitered End Section
Chain Link or Wire Fence	(F) - Field	MF - Metal Fence
Easement	(M) - Measured	MH - Manhole
Edge of Water	(P) - Plat	MHW - Mean High Water Line
Iron Fence	(R) - Record	NR - Non-Radial
Overhead Lines	(S) - Survey	NTS - Not to Scale
Structure	A/C - Air Conditioning	NAVD88 - North American Vertical Datum 1988
Survey Tie Line	AE - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929
Vinyl Fence	ANE - Anchor Easement	ORB - Official Records Book
Wall or Party Wall	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wood Fence	B/W - Bay/Box Window	OIA - Overall
	BC - Block Corner	OS - Offset
	BLD - Building	OFF - Outside Subject Property
	BLK - Block	OH - Overhang
	BM - Benchmark	OHL - Overhead Utility Lines
	BR - Bearing Reference	OHWL - Ordinary High Water Line
	BRL - Bearing Restriction Line	ON - Inside Subject Property
	BSMT - Basement	P/E - Pool Equipment
	C - Curve	PB - Plat Book
	CL - Center Line	PC - Point of Curvature
	C/P - Covered Porch	PCC - Point of Compound Curvature
	C/S - Concrete Slab	PCP - Permanent Control Point
	CATV - Cable TV Riser	PI - Point of Intersection
	CB - Concrete Block	PLS - Professional Land Surveyor
	CH - Chord Bearing	PLT - Planter
	CHIM - Chimney	POB - Point of Beginning
	CLF - Chain Link Fence	POC - Point of Commencement
	CME - Canal Maintenance Easement	PRC - Point of Reverse Curvature
	CO - Clean Out	PRM - Permanent Reference Monument
	CONC - Concrete	PSM - Professional Surveyor & Mapper
	COR - Corner	PTE - Point of Tangency
	CS/W - Concrete Sidewalk	PUE - Public Utility Easement
	CUE - Control Utility Easement	R - Radius or Radial
	CVG - Concrete Valley Gutter	R/W - Right of Way
	D/W - Driveway	RES - Residential
	DE - Drainage Easement	RGE - Range
	DF - Drain Field	ROE - Roof Overhang Easement
	DH - Drill Hole	RP - Radius Point
	DUE - Drainage & Utility Easement	S/W - Sidewalk
	ELEV - Elevation	SBL - Setback Line
	EM - Electric Meter	SCL - Survey Closure Line
	ENCL - Enclosure	SCR - Screen
	ENT - Entrance	SEC - Section
	EOP - Edge of Pavement	SEP - Septic Tank
	EWP - Edge of Water	SEW - Sewer
	ESMT - Easement	SIRC - Set Iron Rod & Cap
	EUB - Electric Utility Box	SN&D - Set Nail and Disc
	F/DH - Found Drill Hole	SOFT - Square Feet
	FCM - Found Concrete Monument	STL - Survey Tie Line
	FF - Finished Floor	STY - Story
	FIP - Found Iron Pipe	SV - Sewer Valve
	FIPC - Found Iron Pipe & Cap	SWE - Sidewalk Easement
	FIRC - Found Iron Rod & Cap	TBM - Temporary Bench Mark
	FN - Found Nail	TEL - Telephone Facilities
	FN&D - Found Nail & Disc	TOB - Top of Bank
	FR&SRK - Found Rail Road Spike	TUF - Technological Utility Easement
	GAR - Garage	TWP - Township
	GM - Gas Meter	TX - Transformer
	ID - Identification	TX - Transformer
	IE/E - Ingress/Egress Easement	TY - Typical
	ILL - Illegible	UE - Utility Easement
	INST - Instrument	UG - Underground
	INT - Intersection	UP - Utility Pole
	IRRE - Irrigation Easement	UR - Utility Riser
	L - Length	VF - Vinyl Fence
	LAE - Limited Access Easement	WC - Witness Corner
	LB# - License No. (Business)	WF - Water Filter
	LBE - Limited Buffer Easement	WF - Wood Fence
	LE - Landscape Easement	WM - Water Meter/Valve Box
	LME - Lake/Landscape Maintenance Easement	WV - Water valve
	LS# - License No. (Surveyor)	

FLOOD ZONE INFORMATION: