



City of Chicago



SO2017-377

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property at 1148-1152 W 63rd St to Ali Salem
Committee(s) Assignment:	Committee on Housing and Real Estate

SUBSTITUTE ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of the vacant parcels of property located at 1148-52 West 63rd Street, Chicago, Illinois 60621, which are legally described on Exhibit A attached hereto (the "Properties"); and

WHEREAS pursuant to ordinances adopted by the City Council of the City of Chicago ("City Council") on June 27, 2001, and published at pages 61850 through 62055 in the Journal of Proceedings of the City Council ("Journal") for such date, the City Council approval a certain redevelopment plan and project for the Englewood Neighborhood Redevelopment Project Area ("TIF Area"); and

WHEREAS, pursuant to ordinances adopted by the City Council on May 12, 1999, and published at pages 1873 through 1911 in the Journal of the City Council for such date, the City Council approved a certain redevelopment plan for the 59th/63rd/Ashland Redevelopment Area ("Redevelopment Area"); and

WHEREAS, the Properties are located in the TIF Area and in the Redevelopment Area; and

WHEREAS, Ali Salem (the "Grantee"), with a home address of 9101 South Thomas Avenue, Bridgeview, Illinois 60455, has offered to purchase the Properties from the City for the sum of Sixteen Thousand and No/100 Dollars (\$16,000.00), such amount being the appraised fair market value of the Properties, to improve with a parking lot thereon; and

WHEREAS, pursuant to Resolution No. 16-112-21 adopted on November 17, 2016, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Properties to the Grantee; and

WHEREAS, public notice advertising the City's intent to enter into a negotiated sale of the Properties with the Grantee and requesting alternative proposals appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on October 26 and November 2, 2016; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notice; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The City Council of the City hereby approves the sale of the Properties to the Grantee for the amount of Sixteen Thousand and No/100 Dollars (\$16,000.00),

SECTION 2. The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Properties to the Grantee. Such deed shall include a covenant obligating the Grantee to use the Properties only for use consistent with the land uses permitted under the redevelopment plans for the TIF Area and the Redevelopment Area. Grantee's acceptance of the City's deed shall constitute Grantee's agreement to such covenant. The quitclaim deed shall also contain language

substantially in the following form:

This conveyance is subject to the express condition that: the Properties are improved with a parking lot within twelve (12) months of the date of this deed.

In the event that the condition is not met, the City of Chicago may re-enter the Properties and re-vest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a reconveyance deed to the Properties to further evidence such re-vesting of title. This right of reverter in favor of the City of Chicago shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago.

The Grantee acknowledges that if the Grantee develops the Properties with a residential housing project, as defined under and that is subject to Section 2-45-115 of the Municipal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the 2015 Affordable Requirements Ordinance.

SECTION 3. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 4. All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Purchaser: Ali Salem
Purchaser's Address: 9101 South Thomas Avenue, Bridgeview Illinois 60455
Purchase Amount: \$16,000.00
Appraised Value: \$16,000.00

Legal Description (Subject to Title Commitment and Survey):

Lots 21, 22 and 23 in the Subdivision of the West ½ of the Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Address: 1148-52 West 63rd Street
Chicago, Illinois 60621

Property Index Numbers: 20-17-424-035-0000
20-17-424-034-0000
20-17-424-033-0000



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CITY OF CHICAGO**

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May 24, 2017

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on May 17, 2017, having had under consideration the substitute ordinance introduced by Mayor Rahm Emanuel on May 17, 2017, this being the negotiated sale of City-owned properties at 1148-52 W. 63rd St., begs leave to recommend that Your Honorable Body Approve said ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of all committee members present with no dissenting votes.

Respectfully submitted,

Joseph A. Moore, Chairman
Committee on Housing and Real Estate

