



City of Chicago



SO2017-8436

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/21/2017
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property at 347 N Kedzie Ave to Corry Williams
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 parcel of property located at 347 North Kedzie Avenue, Chicago, Illinois 60612, which is legally described on Exhibit A attached hereto (the "Property"), which Property is located in the Kinzie-Industrial Corridor Redevelopment Project Area ("Area"), as amended, established pursuant to ordinances adopted by City Council of the City on June 10, 1998, published in the Journal of Proceedings of the City Council for such date at pages 70361 through 70520.

WHEREAS, Corry Williams (the "Grantee"), with a principal business address of 345 North Kedzie Avenue, Chicago, Illinois 60612, has offered to purchase the Property from the City for the sum of Twelve Thousand and 00/100 Dollars (\$12,000.00), such amount being the appraised fair market value of the Property; and

WHEREAS, the grantee proposes to improve the property with a landscaped open space to be used with his adjacent Art Gallery thereon; and

WHEREAS, public notice advertising the City's intent to enter into a negotiated sale of the Property with the Grantee and requesting alternative proposals appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on May 11, 2017, and May 18, 2017; and

WHEREAS, the Department of Planning and Development (the "Department") received an alternative proposal in response to the public notice from Steven Marsala of 3434 West Walnut Street, Chicago, Illinois 60624, which offered to purchase the Property for Fourteen Thousand Seven Hundred and No/100 Dollars (\$14,700.00) in order to use the Property for a community garden; and

WHEREAS, The Department has evaluated both proposals and has found the proposal submitted by the Grantee to be in the best interest of the City; and

WHEREAS, pursuant to Resolution No. 17-034-21 adopted on May 18, 2017, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Property to the Grantee; 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 Property to the Grantee for the amount of Twelve Thousand and No/100 Dollars (\$12,000.00).

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 Property to the Grantee. Such deed shall include a covenant obligating the Grantee to use the Property only for use consistent with the land uses permitted under the redevelopment plan for the 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:

EXHIBIT A

Purchaser: Corry Williams
Purchaser's Address: 345 North Kedzie Avenue, Chicago, Illinois 60612
Purchase Amount: \$12,000.00
Appraised Value: \$12,000.00

Legal Description (Subject to Title Commitment and Survey):

Lot 25 in Hind's Subdivision of Block 7 in D.S. Lee and others Subdivision of the Southwest ¼ of Section 12,, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 347 North Kedzie Avenue
Chicago, Illinois 60612

Property Index Number: 16-12-300-002-0000

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