



City of Chicago



SO2016-538

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/13/2016

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Sale of City-owned property at 3142 W 16th St and 3100-3158 W Ogden Ave to Sinai Health System and Sinai Community Institute

Committee(s) Assignment: Committee on Housing and Real Estate

SUBSTITUTE ORDINANCE

WHEREAS, the City of Chicago (the "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, to induce redevelopment pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended, the City Council of the City (the "City Council") adopted the following ordinances on May 17, 2000: (1) "An Ordinance of the City of Chicago, Illinois Approving a Redevelopment Plan for the Midwest Redevelopment Project Area" as amended pursuant to ordinances adopted on April 14, 2010, May 9, 2012 and December 9, 2015 (as amended, the "Midwest Redevelopment Plan"); (2) "An Ordinance of the City of Chicago, Illinois Designating the Midwest Redevelopment Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act" (the "Midwest Redevelopment Area"); and (3) "An Ordinance of the City of Chicago, Illinois Adopting Tax Increment Allocation Financing for the Midwest Redevelopment Project Area"; and

WHEREAS, pursuant to an ordinance adopted on October 8, 2014, and published at pages 89048 through 89131 in the Journal of the Proceedings of the City Council for such date (the "Ordinance"), the City and Sinai Health System, an Illinois not-for-profit corporation ("Developer"), have entered into that certain Redevelopment Agreement (the "Agreement"), dated as of August 1, 2015, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 28, 2015, as document no. 152402279, relating to Developer's multi-phase renovation project on multiple parcels of real property which are legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, under the Agreement, the City contemplated the conveyance of the real properties commonly known as known as 3100-58 W. Ogden Avenue and 3142 W. 16th Street, Chicago, Illinois, and which are legally described on Exhibit B attached hereto (the "City Property") to the Developer, subject to the passage of an ordinance authorizing the City's conveyance of the City Property; and

WHEREAS, the City Property is located in the Midwest Redevelopment Area; and

WHEREAS, the Developer will rehabilitate and expand the existing one story building on the City Property into a child development center, which will include eight classrooms, administrative offices, a kitchen, ancillary facilities, outdoor playground equipment, landscaped open space, and a surface parking lot with twenty (20) parking spaces, with a total project cost of approximately \$3,475,940; and

WHEREAS, the Developer's proposed use of the City Property is consistent with the Midwest Redevelopment Plan; and

WHEREAS, the appraised fair market value of the City Property is Two Hundred Fifty-Five Thousand and No/100 Dollars (\$255,000); and

WHEREAS, the Developer has submitted a proposal to the City's Department of Planning and Development (the "Department") to purchase the City Property for One Dollar (\$1.00), which is a write-down of Two Hundred Fifty-Four Thousand Nine Hundred Ninety-Nine and No/100 Dollars (\$254,999); and

WHEREAS, by Resolution No. 15-CDC-31 adopted on November 10, 2015, the City's Community and Development Commission authorized the Department to advertise its intent to convey the City Property to the Developer and request alternative proposals for the sale and redevelopment of the City Property; and

WHEREAS, by Resolution No. 15-107-21, adopted by the Plan Commission of the City (the "Plan Commission") on November 19, 2015, the Plan Commission recommended the sale of the City Property; and

WHEREAS, public notices advertising the proposed sale of the City Property and requesting alternative proposals appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on November 11, 19 and 26, 2015; and

WHEREAS, no alternative proposals have been received by the deadline set forth in the aforesaid public notices; now therefore,

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The sale of the City Property to the Developer in the amount of One Dollar (\$1.00) is hereby approved. The Mayor or his proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed (or quitclaim deeds) conveying the City Property to the Developer. The quitclaim deed shall include the following covenants running with the City Property, or language substantially similar and acceptable to the Corporation Counsel:

First: The conveyance of the City Property is subject to the covenants and restrictions set forth in the quitclaim deed and the Agreement.

Second: Developer may convey the City Property to Developer's affiliate, Sinai Community Institute ("SCI"), or the Department, in its sole discretion, may approve conveyance to another controlled affiliate of Developer, and SCI (or such other controlled affiliate) shall be bound by the terms of the quitclaim deed and the Agreement. The Developer and SCI (or such other controlled affiliate) may collectively be referred to as the "Developer Parties."

Third: The Developer Parties shall commence construction no later than 30 days after the City's conveyance of the City Property to the Developer, and construction shall be completed no later than 12 months after said conveyance. The Department, in its sole discretion, may extend the construction commencement and completion dates.

Fourth: The City Property must be used as a child development center operated by Gads Hill Center (or alternatively for (i) use by the Sinai Community Institute for social services including, workforce development, case management, Women, Infant and Child (WIC) nutrition, Affordable Care Act enrollment, seniors and persons with disabilities protective services, subsequent pregnancy, parenting and early childhood development, and after school programs; (ii) use by the Sinai Urban Health Institute for community focused research and intervention programs for eliminating health disparities including health education, community health needs assessment and health surveys, health disparities research and publication, program evaluation, public health education, and consulting services; and (iii) Sinai Health System administrative services). The Department, in its sole discretion, may approve alternative uses and/or operators of the City Property other than those described in the prior sentence.

Fifth: The Developer Parties may not directly or indirectly sell, transfer, or otherwise dispose of the City Property or any part thereof or any interest therein without the prior written consent of the Department, which consent shall be in the Department's sole discretion. If the City Property is sold, other than to a controlled affiliate of the Developer, the Developer Parties will share fifty percent (50%) of the net profits with the City, calculated pursuant to a formula to be determined in the City's sole discretion.

Sixth: Commencing one year after the City's issuance of the Certificate of Completion for Milestone #2, as that term is described in the Agreement, and annually thereafter, the Developer Parties shall submit to the Department documentation evidencing the Developer Parties' payment of real estate taxes, if any, owed on the City Property, and the Developer's application for an exemption from real property taxes, if applicable. Said documentation must be submitted to the Department within 30 days following the completion of each applicable one year period.

Seventh: The Developer Parties must supply an up-to-date Phase I Environmental Site Assessment Report, with the City named in a reliance letter. The Developer Parties must determine if underground storage tanks ("USTs") are present on the City Property. If USTs are present, the Developer Parties must remove the USTs and close any leaking underground storage tank incidents in accordance with Illinois Office of the State Fire Marshal and Illinois Environmental Protection Agency ("IEPA") requirements. The Developer must conduct a Phase II Environmental Site Assessment to assess soil and groundwater for the constituent lists specified in 35 Ill. Adm. Code 740, Appendix A, including vapor migration and indoor inhalation issues. If contaminants are identified in exceedance of IEPA's Tiered Approach to Corrective Action Objectives ("TACO") Tier 1 residential criteria, the Developer must enter the site into the Site Remediation Program administered by the IEPA and receive a

Comprehensive Residential No Further Remediation letter. The Developer must complete a hazardous materials survey of the building and abate any hazardous materials if necessary for redevelopment and occupancy.

The covenants numbered Second through Sixth shall terminate twenty (20) years following the issuance of the Certificate of Completion for Milestone #2.

Upon the completion of the requirements in the Seventh covenant, the Developer Parties shall request a review and inspection by the City's Department of Fleet and Facility Management. The Department of Fleet and Facility Management shall provide the Developer Parties with either a certificate of release of the Seventh covenant, or a written statement indicating how the Developer Parties have failed to complete the Seventh covenant requirements, and what measures or acts are necessary, in the sole reasonable opinion of the Department of Fleet and Facility Management, for the Developer Parties to take or perform in order to obtain the certificate of release of the Seventh covenant. The Seventh covenant shall terminate upon the issuance of said certificate of release.

If the Developer Parties violate, breach or fail to comply with any of the above covenants First through Seventh, the City may reenter and take possession of the City Property, terminate the estate conveyed to the Developer Parties, and revert title to the City Property in the City (the "Right of Reverter"); provided, however the City's Right of Reverter shall be limited by, and shall not defeat, render invalid, or limit in any way, the lien of any mortgage authorized by the Agreement. If title to the City Property reverts to the City pursuant to the Right of Reverter, the Developer Parties shall be responsible for all real estate taxes and assessments which accrued during the period the City Property was owned by the Developer Parties and shall cause the release of all liens and encumbrances placed on the City Property (except those permitted by the Agreement) during the period of time the City Property was owned by the Developer Parties. The Developer Parties will cooperate with the City to ensure that if the reconveyance deed for the City Property, such reconveyance deed being a condition of conveyance of the City Property by the City, is recorded, such recording is effective for purposes of transferring title to the City Property to the City, subject only to those exceptions that (i) were on title as to the date and time that the City conveyed the City Property to the Developer Parties, (ii) utility easements, and (iii) any mortgage authorized by the Agreement on the City Property.

With respect to the Developer's violation, breach or failure to comply with the covenant numbered Fourth the City may elect not to exercise its Right of Reverter and instead require the Developer Parties to pay the City, within ninety (90) days of the default, an amount equal to the fair market value of the City Property at the time of the default; provided that the determination of such fair market value shall exclude the value of all improvements made to the City Property by the Developer Parties subsequent to the conveyance of the City Property to the Developer. The fair market value shall be based on an appraisal ordered by the City at the Developer Parties' cost. Upon such payment of the fair market value of the City Property, these covenants shall terminate.

SECTION 3. The City's transfer of title to the City Property to the Developer must close on or before ninety (90) days from the publication of this ordinance (the "Outside Closing Date"), unless the Department, in its sole discretion, extends such Outside Closing Date. In the event that the closing has not occurred by the Outside Closing Date through no fault of the City, the Department may cancel the sale upon written notice to the Developer.

SECTION 4. 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 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall take effect immediately upon its passage and approval.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1, 2, 3, 4, 5 AND 6 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4 AND 5 IN J. WASKA AND SON'S SUBDIVISION OF LOTS 7 TO 12, INCLUSIVE, IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 3, AND OF LOT 4 (EXCEPT THE WEST 24.68 FEET THEREOF) AND OF LOT 5 (EXCEPT THE EAST 41.32 FEET THEREOF) LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF WEST OGDEN AVENUE, AS WIDENED, IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF S. FAIRFIELD AVENUE AS DEDICATED BY PLAT OF DEDICATION RECORDED JUNE 16, 1967 AS DOCUMENT 20169157 AND BEING FURTHER DESCRIBED AS THE WEST 24.68 FEET OF LOT 4 AND THE EAST 41.32 FEET OF LOT 5 IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION, AFORESAID, AS VACATED BY ORDINANCE RECORDED JULY 12, 1978 AS DOCUMENT 24531126.

PARCEL 4:

LOTS 1 TO 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 6 IN BLOCK 6 (EXCEPT THAT PART TAKEN FOR OGDEN AVENUE) IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 7 LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF WEST OGDEN AVENUE AS WIDENED, IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 TO 10, BOTH INCLUSIVE, THAT PART OF LOT 11 AND THAT PART OF THE 16.0 FOOT VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS, LYING NORTH OF THE NORTH LINE OF WEST 15TH PLACE, AS WIDENED, IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 7 OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 1 TO 6, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 6 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 4, 5 AND 6 IN THE SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOTS 1, 2 AND 3 IN V. LUSK'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

LOTS 1 TO 20, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

THAT PART OF LOT 7 IN BLOCK 7, LYING NORTH OF THE NORTH LINE OF WEST 15TH PLACE AS WIDENED, IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 12:

THAT PART OF VACATED WEST 15TH STREET BOUNDED ON THE NORTH BY THE SOUTH LINE OF BLOCK 6 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF BLOCK 7 OF THE AFORESAID SUBDIVISION, AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF VACATED SOUTH FAIRFIELD AVENUE

AFORESAID AND BOUNDED ON THE EAST BY THE WEST LINE OF SOUTH WASHTENAW AVENUE AS DEDICATED IN THE AFORESAID SUBDIVISION IN COOK COUNTY, ILLINOIS AND AS VACATED BY ORDINANCE RECORDED JULY 12, 1978 AS DOCUMENT 24531126.

PARCEL 13:

THAT PART OF THE VACATED EAST AND WEST 16 FOOT PUBLIC ALLEY BOUNDED ON THE NORTH BY THE SOUTH LINE OF V. LUSK'S RESUBDIVISION AFORESAID AND BY THE SOUTH LINE OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 AFORESAID AND ON THE SOUTH BY THE SUBDIVISION OF LOT 1 IN BLOCK 7 AFORESAID AND BY THE NORTH LINE OF SAID LOTS 19 AND 20 IN THE SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 AFORESAID, LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 3 IN V. LUSK'S RESUBDIVISION AFORESAID, TO THE NORTHEAST CORNER OF SAID LOT 4 IN SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, LYING EAST OF THE WEST LINE OF THE EAST 17 FEET OF SAID LOT 2 PRODUCED SOUTH TO THE NORTH LINE OF LOT 19, IN THE SUBDIVISION OF LOTS 2, 3 AND 5 IN THE RESUBDIVISION OF LOT 4 IN BLOCK 7 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, AS VACATED BY ORDINANCE RECORDED JULY 12, 1978 AS DOCUMENT 24531126.

PARCEL 14:

THAT PART OF WEST 15TH STREET AND OF THE ALLEYS VACATED ACCORDING TO ORDINANCE PASSED ON APRIL 21, 1967 BY THE CITY OF CHICAGO AND RECORDED JUNE 16, 1967 AS DOCUMENT 20169151, EXCEPTING THEREFROM ANY PART THEREOF FALLING WITHIN LOT 7 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 15:

LOTS 9 AND 10 IN BLOCK 5 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOTS 9 AND 10 CONVEYED TO CITY OF CHICAGO FOR WIDENING OF OGDEN AVENUE WAND ALSO EXCEPTING FROM SAID LOTS 9 AND 10 THAT PART THEREOF CONDEMNED OR USED FOR ALLEY PURPOSES) ALL IN COOK COUNTY, ILLINOIS.

Property Addresses and PINs (Parcels 1 through 15):

ADDRESS	PIN
2713 West Ogden Avenue	16-24-214-011-0000
2711 West Ogden Avenue	16-24-214-012-0000
2709 West Ogden Avenue	16-24-214-013-0000
2703 West Ogden Avenue	16-24-214-014-0000

2701 West Ogden Avenue	16-24-214-015-0000
2714 West 15th Place	16-24-214-016-0000
2744 West 15th Street	16-24-214-021-0000
2742 West 15th Street	16-24-214-022-0000
2705 West 15th Place	16-24-214-027-0000
2732 West 15th Street	16-24-214-028-0000
2722 West 15th Street	16-24-214-029-0000
2653 West Ogden Avenue (aka 2655 W. Ogden Ave)	16-24-215-001-0000
1512 South California Avenue	16-24-221-001-0000
1513 South California Avenue	16-24-221-002-0000
1515 South California Avenue	16-24-221-003-0000
1517 South California Avenue	16-24-221-004-0000
1523 South California Avenue	16-24-221-005-0000
1529 South California Avenue	16-24-221-006-0000
2744 West 15th Street	16-24-221-007-0000
1500 South Fairfield Avenue	16-24-221-008-0000
2736 West 15th Place	16-24-221-009-0000
2734 West 15th Place	16-24-221-010-0000
2732 West 15th Place	16-24-221-011-0000
2730 West 15th Place	16-24-221-012-0000
2724 West 15th Place	16-24-221-015-0000
2722 West 15th Place	16-24-221-016-0000
2720 West 15th Place	16-24-221-017-0000
2718 West 15th Place	16-24-221-018-0000
2710 West 15th Place	16-24-221-021-0000
2745 West 15th Place	16-24-221-022-0000
2743 West 15th Place	16-24-221-023-0000
2741 West 15th Place	16-24-221-024-0000
2737 West 15th Place	16-24-221-025-0000
2735 West 15th Place	16-24-221-026-0000
2733 West 15th Place	16-24-221-027-0000
2731 West 15th Place	16-24-221-028-0000
2729 West 15th Place	16-24-221-029-0000
2727 West 15th Place	16-24-221-030-0000
2725 West 15th Place	16-24-221-031-0000
2723 West 15th Place	16-24-221-032-0000
2721 West 15th Place	16-24-221-033-0000
2719 West 15th Place	16-24-221-034-0000
2717 West 15th Place	16-24-221-035-0000
2715 West 15th Place	16-24-221-036-0000
2713 West 15th Place	16-24-221-037-0000

2711 West 15th Place	16-24-221-038-0000
2709 West 15th Place	16-24-221-039-0000
1510 West 15th Street	16-24-221-040-0000
1527 South California Avenue	16-24-221-041-0000
2726 West 15th Place	16-24-221-042-0000

PARCEL 16:

LOTS 1 THROUGH 5 AND LOTS 9 THROUGH 40 IN LOMBARD'S SUBDIVISION OF BLOCK 5 DOUGLAS PARK ADDITION TO CHICAGO OF PART OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Addresses and PINs (Parcel 16):

ADDRESS	PIN
1603 South Kedzie Avenue	16-24-300-001-0000
1609 South Kedzie Avenue	16-24-300-002-0000
3142 West 16th Street	16-24-300-003-0000
3158 West Ogden Avenue	16-24-300-005-0000
3104 West Ogden Avenue	16-24-300-006-0000
3106 West Ogden Avenue	16-24-300-007-0000
3108 West Ogden Avenue	16-24-300-008-0000
3110 West. Ogden Avenue	16-24-300-009-0000
3112 West Ogden Avenue	16-24-300-010-0000
3114 West Ogden Avenue	16-24-300-011-0000
3112 West Ogden Avenue	16-24-300-012-0000
3110 West Ogden Avenue	16-24-300-013-0000
3134 West Ogden Avenue	16-24-300-014-0000
3100 West Ogden Avenue	16-24-300-015-0000

Approximately 28,530 square feet of area on the third floor of the in-patient unit and 4,000 square feet of area on the first floor adjacent to the emergency department of Holy Cross Hospital, located at 2701 W. 68th Street (also commonly known as 6801 S. California Avenue), Chicago, IL and constituting a portion of the parcel of real estate legally described as follows:

Parcel 17:

BLOCKS 5 AND 6 (EXCEPT THE EAST 150 FEET OF BLOCK 6 AND EXCEPT THE WEST 35 FEET OF THE EAST 185 FEET OF THE SOUTH 180 FEET OF BLOCK 6) IN HIRSH AND YOUNGS SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF VACATED WEST 68TH STREET LYING EASTERLY OF THE EAST LINE OF SOUTH CALIFORNIA AVENUE AND

WESTERLY OF THE WEST LINE OF SOUTH WASHTENAW AVENUE (EXCEPT THE EAST 150 FEET OF THE SOUTH ONE HALF THEREOF, LYING NORTH OF AND ADJOINING BLOCK 6) IN HIRSH AND YOUNG'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PIN: 19-24-406-003-0000

Address: 6801 South California Avenue

EXHIBIT B

LEGAL DESCRIPTION OF CITY PROPERTY
(Subject to Title Commitment and Final Survey)

LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 AND 40 IN LOMBARD'S SUBDIVISION OF BLOCK 5 OF DOUGLAS PARK ADDITION TO CHICAGO, IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 39, RANGE 13 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3142 W. 16th Street and
3100-58 W. Ogden Avenue, Chicago, Illinois 60623

P.I.N.s: 16-24-300-003
16-24-300-005 through -015



JOSEPH A. MOORE

ALDERMAN, 49TH WARD
7356 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60626
TELEPHONE 773-338-5796
ward49@cityofchicago.org
www.ward49.com

**CITY COUNCIL
CITY OF CHICAGO**

COUNCIL CHAMBER

CITY HALL, ROOM 200
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-3067

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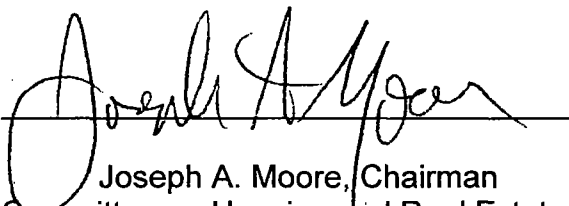
February 10, 2016

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on February 4, 2016, having had under consideration the substitute ordinance introduced by Mayor Rahm Emanuel on February 4, 2016, this being the negotiated sale of properties at 3142 W. 16th St. and 3100-58 W. Ogden Ave., 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

