



City of Chicago



SO2014-7775

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 9/10/2014 |
| Sponsor(s): | Emanuel (Mayor) |
| Type: | Ordinance |
| Title: | Sale of City-owned property at 6201-6209 S Ellis Ave, 6215-6217 S Ellis Ave, 6219 S Ellis Ave and 6223 S Ellis Ave to Debbie Korompilas |
| 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 6201-09, 6215-17, 6219 and 6223 South Ellis Avenue, Chicago, Illinois, which are legally described on Exhibit A attached hereto ("Properties"), and which Properties are located in the Woodlawn Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council of the City ("City Council") on January 20, 1999, published in the Journal of Proceedings of the City Council ("Journal") for such date at pages 87763 through 87861; and

WHEREAS, the City, acting through its Department of Planning and Development ("DPD"), has proposed to sell the Properties through a sealed bid auction pursuant to Chapter 2-158 of the Municipal Code of the City of Chicago; and

WHEREAS, pursuant to Resolution No. 14-065-21 adopted on July 17, 2014, by the Plan Commission of the City of Chicago (the "Commission"), the Commission approved the sale of the Properties; and

WHEREAS, the Commissioner of DPD caused to be published notice advertising the City's intent to sell the Properties through a sealed bid auction and such advertisements appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on June 23, June 30 and July 7, 2014; and

WHEREAS, the bid received in response to aforesaid the public notice was opened in a public meeting before a certified court reporter and DPD received only one conforming sealed bid from Debbie Korompilas, in the amount of \$172,001.00; and

WHEREAS, DPD opened the sealed bid at a public meeting before a Certified Court Reporter and has recommended that the sealed bid of Debbie Korompilas, be accepted by the City Council; now, therefore,

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

SECTION 1. The City Council hereby accepts the bid of Debbie Korompilas, 1416 Techny Road, Northbrook, Illinois 60062, ("Grantee"), and approves the sale of the Properties to the Grantee in the amount of One Hundred Seventy-Two Thousand One and No/100 Dollars (\$172,001.00).

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, or to a land trust of which the Grantee is the sole beneficiary, or to a business entity of which the Grantee is the sole controlling party. Such deed shall include a covenant obligating the Grantee to use the Properties only for a 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. Grantee's acceptance of such quitclaim deed shall be deemed to be Grantee's agreement to comply with such redevelopment obligations.

SECTION 3. It is anticipated that the purchaser will create an LLC to be 100 percent owned by the purchaser to own the property.

SECTION 4. DPD is authorized to deliver the deed to the Grantee upon receipt of the balance of the purchase price in accordance with its standard procedures. In the event that the closing has not occurred within three months from the passage of this ordinance through no fault of the City, DPD may cancel the sale upon written notice to the Grantee, retain the Grantee's deposit check as liquidated damages, and again offer the Properties for sale.

SECTION 5. 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 6. All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby repealed or amended to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Purchaser: Debbie Korompilas
Purchaser's Address: 1416 Techny Road, Northbrook, Illinois 60062
Purchase Amount: \$172,001.00
Appraised Value: \$215,000.00

Legal Description (Subject to Title Commitment and Survey):

Lots 1 to 5, Inclusive, in the West ½ of Block 10 in Lloyd's Resubdivision of Blocks 8 and 9 and the West ½ of Block 10 in Charles Busby's Subdivision of the South ½ of the Southwest ¼ (Except 2½ Acres) of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 6201-09 South Ellis Avenue
Chicago, Illinois 60637

Property Index Number: 20-14-316-001-000

Lots 6 and 7 in Block 10 in Lloyd's Resubdivision of Blocks 8 and 9 and the West ½ of Block 10 in Busby's Subdivision of the South ½ of the Southwest ¼ of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 6215-17 South Ellis Avenue
Chicago, Illinois 60637

Property Index Number: 20-14-316-002-0000

Lots 8 & 9 in the West ½ of Block 10 in Lloyd's Resubdivision of Blocks 8, 9 and the West ½ of Block 10 in Charles Busby's Subdivision in the South ½ of the Southwest ¼ of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, (Except 2-½ Acres), in Cook County, Illinois

Address: 6219 South Ellis Avenue
Chicago, Illinois 60637

Property Index Number: 20-14-316-003-0000

Lots 10 and 11 in Lloyd's Resubdivision of Blocks 8 and 9 and the West ½ of Block 10 in Charles Busby's Subdivision of the South ½ of the Southwest ½ of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 6223 South Ellis Avenue
Chicago, Illinois 60637

Property Index Number: 20-14-316-004-0000



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COMMITTEE MEMBERSHIPS:

HOUSING AND REAL ESTATE
(CHAIRMAN)

COMMITTEES, RULES AND ETHICS
(VICE-CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

FINANCE

TRANSPORTATION AND PUBLIC WAY

WORKFORCE DEVELOPMENT AND AUDIT

ZONING, LANDMARKS AND BUILDING STANDARDS

October 8, 2014
CHICAGO, ILLINOIS

TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

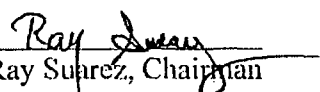
Your Committee on Housing and Real Estate which was referred eighteen (11) ordinances & five (5) substitute ordinances by the Department of Planning & Development authorizing the sale of at:

- | | |
|---|-----------------------|
| 1. 5432 S. Carpenter St. (O2014-7738) | 20 TH WARD |
| 2. 1139 S. Albany Ave. (O2014-7400) | 28 TH WARD |
| 3. 4844 W. Superior St. (O2014-7606) | 37 TH WARD |
| 4. 4131 W. Arthington St. (O2014-7485) | 24 TH WARD |
| 5. SUBSTITUTE - 4911-4913 S. Cicero Ave. (O2014-5013) | 14 TH WARD |
| 6. SUBSTITUE - 8540 S. Mackinaw Ave. (O2014-7814) | 10 TH WARD |
| 7. SUBSTITUTE - 4536 S. Prairie Ave. (O2014-7538) | 3 RD WARD |
| 8. 4538 S. Oakenwald Ave. (O2014-7558) | 4 TH WARD |
| 9. 2135 S. Pulaski Rd. (O2014-7412) | 24 TH WARD |
| 10. SUBSTITUTE - 2745 & 2749-55 W. Madison St. (O2014-7427) | 27 TH WARD |
| 11. 3931 S. Wells St. (O2014-7448) | 3 RD WARD |
| 12. 716-718 N. Monticello Ave. (O2014-7368) | 27 TH WARD |
| 13. SUBSTITUTE - 6201-09, 15-17, 19 & 23 S. Ellis Ave. (O2014-7775) | 20 TH WARD |
| 14. 6200 S. Ellis Ave. (O2014-7757) | 20 TH WARD |
| 15. 6400 S. Peoria Ave. (O2014-7804) | 16 TH WARD |
| 16. 5341 W. Ohio St. (O2014-7641) | 37 TH WARD |

Having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinances and substitute ordinances transmitted herewith.

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

(signed)


Ray Suarez, Chairman
Committee on Housing & Real Estate