



City of Chicago



O2014-9827

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Sale of City-owned property at 3201 W Warren Blvd/16-18 N Kedzie Ave to Katherine Davis
Committee(s) Assignment:	Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the sale of City-owned property.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Rahm Emanuel". The signature is fluid and cursive, with the first name "Rahm" and last name "Emanuel" clearly distinguishable.

Mayor

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 3201 West Warren Boulevard/16-18 North Kedzie Avenue, Chicago, Illinois, which is legally described on Exhibit A attached hereto (the "Property"), which property is located in the Midwest Redevelopment Project Area ("Area") established pursuant ordinances adopted by the City Council of the City on March 17, 2000, published in the Journal of Proceedings of the City Council for such date at pages 30775 through 30953; and and

WHEREAS, Katherine Davis (the "Grantee"), of 1333 West Devon Avenue, Suite 123 Illinois 60660, has offered to purchase the Property from the City for the sum of Twelve Thousand and No/100 Dollars (\$12,000.00), such amount being the appraised fair market value of the Property with a parking lot in perpetuity deed restriction, to improve with a parking lot thereon; and

WHEREAS, pursuant to Resolution No. 14-077-21 adopted on August 21, 2014, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Property to the Grantee; 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 November 28, 2014 and December 5, 2014; 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 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. The quitclaim deed shall also contain language substantially in the following form:

This conveyance is subject to the express condition that: 1) a parking lot is constructed on the Property within twelve (12) months of the date of this deed; and the Property is thereafter maintained and use as parking lot in perpetuity. In the event that the condition is not met, the City of Chicago may re-enter the Property 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 Property to further evidence such re-vesting of title. The right of reverter and re-entry in favor of the City of Chicago shall terminate forty (40) years from the date of this deed. The Grantee acknowledges that if the Grantee develops the Property with a residential housing project, as defined under and that is subject to Section 2-45-110 of the Municipal Code of the City (the "Affordable Requirements Ordinance"), the Grantee and such project shall be obligated

to comply with the 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: Katherine Davis
Purchaser's Address: 1333 West Devon Avenue, Chicago, Illinois 60660
Purchase Amount: \$12,000.00
Appraised Value in Perpetuity: \$12,000.00

Legal Description (Subject to Title Commitment and Survey):

Lots 60 and 61 in the Subdivision of Blocks 9, 10, 12, 13, 14 and Part of Blocks 11, 15 and 16 of Castle's Subdivision of the East 15 Acres of the East ½ of the Southeast ¼ of Section 11, Township 39 North, Range 13, South of Lake Street, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3201 West Warren Boulevard/16-18 North Kedzie Avenue
Chicago, Illinois

Property Index Number: 16-11-415-039-0000