



City of Chicago



O2015-744

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/21/2015

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Sale of City-owned property at 4854 S May St to Emilio Vizcarra

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

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 real property commonly known as 4854 South May Street, Chicago, Illinois, which is legally described on Exhibit A attached hereto (the "Property"), which Property is located in the 47th/ Halsted Redevelopment Project Area ("Area") established pursuant to ordinances adopted by the City Council of the City ("City Council") on May 29, 2002, and published in the Journal of Proceedings of the City ("Journal") for such date at pages 85676 through 85904; and

WHEREAS, by ordinance adopted by the City Council on September 10, 2008 and published in the Journal for such date at pages 36559 through 36561 (the "Sales Ordinance"), the City Council approved the sale of the Property to Angelica Trejo, of 4856 South May Street, Chicago, Illinois 60609 (the "Prospective Purchaser"); and

WHEREAS, the Prospective Purchaser never finalized the purchase and has indicated that she no longer is interested in finalizing the purchase; and

WHEREAS, Emilio Vizcarra ("Grantee"), of 4852 South May Street, Chicago, Illinois 60609, has offered to purchase the Property for the sum of Four Thousand and No/100 Dollars (\$4,000.00), such amount being the appraised fair market value of the Property, to improve with landscaped open space 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 December 2 and December 9, 2014; and

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

WHEREAS, pursuant to Resolution No. 15-005-21 adopted on January 15, 2015 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 Sales Ordinance dated September 10, 2008, is hereby repealed in its entirety.

SECTION 2. The City Council hereby approves the sale of the Property to the Grantee for the amount of Four Thousand and No/100 Dollars (\$4,000.00).

SECTION 3. 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 uses consistent with the land uses permitted under the redevelopment plan for the Area.

Grantee's acceptance of the City's quitclaim 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 Property is improved with landscaped open space within six (6) months of the date of this deed. 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.

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 inconsistent with this ordinance are hereby repealed to the extent of such conflict.

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

EXHIBIT A

Purchaser: Emilio Vizcarra
Purchaser's Address: 4852 South May Street, Chicago, Illinois 60609
Purchase Amount: \$4,000.00
Appraised Value: \$4,000.00

Legal Description (Subject to Title Commitment and Survey):

Lot 23 in Block 4 in Windett's Addition to Chicago, being a Subdivision of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4854 South May Street
Chicago, Illinois 60609

Property Index Number: 20-08-204-041-0000