



# City of Chicago



O2018-3243

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	• Emanuel (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Sale of City-owned property at 1311 S Heath Ave to Rebeca Romo and Richard D. Manongdo
<b>Committee(s) Assignment:</b>	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 one vacant parcel of property located at 1311 South Heath Avenue, Chicago, Illinois 60608, which is legally described on Exhibit A attached hereto (the "Property"), which Property is located in the Western /Ogden Redevelopment Project Area ("Area"), established pursuant to ordinances adopted by City Council of the City (the "City Council") on February 5, 1998, published in the Journal of Proceedings of the City Council for such date at pages 61204 through 61411.

**WHEREAS**, Rebeca Romo and Richard Manongdo (the "Grantees"), who have a principal residence of 1314 South Heath Avenue, Chicago, Illinois 60608, have offered to purchase the Property from the City for the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00), 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 Grantees and requesting alternative proposals appeared in the *Chicago Sun-Times*, a newspaper of general circulation, on February 23, 2018 and March 2, 2018; and

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

**WHEREAS**, pursuant to Resolution No. 18-018-21 adopted on March 15, 2018, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Property to the Grantees; 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 Grantees for the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00).

**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 Grantees. Such deed shall include a covenant obligating the Grantees to use the Property only for use consistent with the land uses permitted under the redevelopment plan for the Area. Grantees' acceptance of the City's deed shall constitute Grantees' 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 as a 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. Grantees, 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. This right of reverter and re-entry shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago.

The Grantees acknowledge that if the Grantees develop the Property with a residential housing project, as defined under and that is subject to Section 2-45-115 of the Municipal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantees and such project shall be obligated to comply with the 2015 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**

**Bidders:** Rebeca Romo and Richard Manongdo  
**Bidders' Address:** 1314 South Heath Avenue, Chicago, Illinois 60608  
**Bid Amount:** \$50,000.00  
**Appraised Value:** \$50,000.00

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**Legal Description (Subject to Title Commitment and Survey):**

Lot 37 in Block 2 in Willis, West and Other's Subdivision of that part of Block 9 lying North of Railroad in the Subdivision of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Address:** 1311 South Heath Avenue  
Chicago, Illinois 60608

**Property Index Number:** 17-19-110-005-0000



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

April 18, 2018

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 cursive script that reads "Rahm Emanuel".

Mayor



**JOSEPH A. MOORE**

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**CITY COUNCIL  
CITY OF CHICAGO**

**COUNCIL CHAMBER**

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**HOUSING AND REAL ESTATE**  
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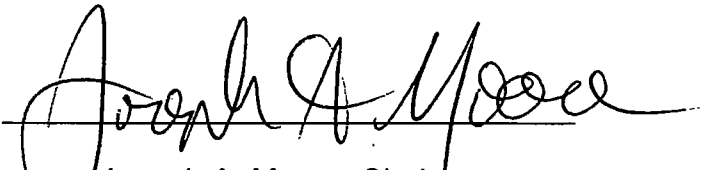
May 23, 2018

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on May 7, 2018, having had under consideration the ordinance introduced by Mayor Rahm Emanuel on April 18, 2018, this being the negotiated sale of City-owned property at 1311 S. Heath Ave. to Rebeca Romo and Richard D. Manongdo, 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.

Respectfully submitted,

  
Joseph A. Moore, Chairman  
Committee on Housing and Real Estate

