

6/16/17

RESOLUTION NO. R-2017-15

**A RESOLUTION APPROVING THE SALE OF REAL PROPERTY
COMMONLY KNOWN AS 818 SOUTH 14th AVENUE PURSUANT TO
THE ANLAP PROGRAM OF THE VILLAGE OF MAYWOOD**

WHEREAS, the Village of Maywood has the authority to acquire various parcels of real property pursuant to its responsibility to protect the public health, safety and welfare and has acquired title to numerous parcels of vacant, surplus real property pursuant to such authority; and

WHEREAS, one such parcel acquired by the Village is title to real property commonly known as 818 South 14th Avenue, Maywood, Illinois (PIN: 15-10-433-020-0000) (the "Subject Property"); and

WHEREAS, the Subject Property is a substandard vacant lot located in a residential zoning district. The Subject Property qualifies to be sold by the Village under the Adjacent Neighbor Land Acquisition Program (the "ANLAP Program"), which has been enacted by ordinance by the Village President and Board of Trustees of the Village of Maywood as Chapter 155 of the Maywood Village Code; and

WHEREAS, 816 14th LLC (the "Adjacent Neighbor"), owner of property commonly known as 816 South 14th Avenue, Maywood, Illinois (PIN: 15-10-433-019-0000) (the "Adjacent Property") located adjacent to the Subject Property, has offered in writing to purchase the Subject Property for \$500.00 and to be subject to the conditions and covenants required by Chapter 155 of the Maywood Village Code relative to the sale of real property under the ANLAP Program; and

WHEREAS, no other adjacent neighbor has submitted a bid or otherwise responded to notices regarding the availability of the lot under the ANLAP program; and

WHEREAS, the Corporate Authorities of the Village have considered the offer of the Adjacent Neighbor to purchase the Subject Property for \$500.00; and

WHEREAS, the Corporate Authorities of the Village are authorized under the Village's home rule powers set forth at Article VII, Section 6 of the Illinois Constitution of 1970 and Chapter 155 of the Maywood Village Code to sell the Subject Property to the Adjacent Neighbor, and have determined that it is in the best interests of the Village to sell the Subject Property to the Adjacent Neighbor for \$500, provided that the conditions and covenants required by Chapter 155 of the Maywood Village Code relative to the sale of real property under the ANLAP Program are satisfied.

**BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS,**

Section 1: Each of the recitals above are incorporated by reference into this Section 1.

Section 2: Pursuant to the Village's home rule powers as provided by Article VII, Section 6 of the Illinois Constitution of 1970 and Chapter 155 of the Maywood Village Code, the Corporate Authorities find that it is in the best interests of the Village to convey the Subject Property to Adjacent Neighbor 816 14th LLC for \$500, subject to and provided that the terms, conditions and covenants set forth below and/or required by Chapter 155 of the Maywood Village Code relative to the sale of real property under the ANLAP Program are satisfied. The Village Attorney is directed to prepare the quitclaim deed and all other necessary documents to consummate this real estate transaction. The Village President and Village Clerk, or their designees, are authorized and directed to execute and deliver the quit claim deed and such other documents as may be necessary or convenient to allow the Village to consummate this transaction and to comply with all of the applicable requirements of the Maywood Village Code relative to the sale of the Subject Property under the ANLAP Program.

Section 3: The Subject Property shall be conveyed to Adjacent Neighbor 816 14th LLC subject to the following conditions and covenants:

A. The Subject Property shall be conveyed by the Village in "AS IS, WHERE IS" Condition, including all existing environmental conditions existing in, on, or beneath the Subject Property, and subject to all existing non-Village easement rights or other conditions of public record that are enforceable by other persons or private or public utilities. This covenant shall be included in the conveying deed;

B. The Subject Property shall be maintained in accordance with the provisions of the Maywood Village Code. This covenant shall be included in the conveying deed;

C. As part of the conveyance of the Subject Property, the Adjacent Neighbor shall execute any documents necessary to consolidate the Subject Property purchased by it with the Adjacent Parcel owned by it at 816 South 14th Avenue. Once conveyed and consolidated, the Subject Property may not be conveyed, assigned or otherwise transferred except in conjunction with the Adjacent Property with which it has been consolidated; and

D. The purchasing Adjacent Neighbor, in addition to the purchase price, shall be responsible for providing payment of fees and costs incurred by the Village under the ANLAP Program related to the conveyance of the Subject Property in the amount of \$1,500.00, including costs for preparation of this Resolution, quitclaim deed and other closing documents, plat of consolidation, and costs related to mailing, filing and recording documents relative to the conveyance. Any costs incurred for survey, title commitment/policy or closing costs, if a formal closing is requested by the Adjacent Neighbor, or other extraordinary or additional costs incurred by the Village relative to the conveyance, shall be in addition to the \$1,500.00. The Adjacent Neighbor shall make

the deposit of \$1,500 relative to the fees and costs to the Village within thirty (30) days of the approval of this Ordinance.

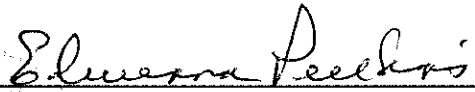
ADOPTED this 7th day of March, 2017, pursuant to a roll call vote as follows:

AYES: Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, Sr.,
I. Brandon, A. Dorris, M. Rogers, M. Lightford and R. Rivers.

NAYS: None

ABSENT: None

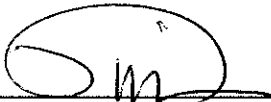
APPROVED this 9th day of March, 2017, by the Village President of the Village of Maywood, and attested by the Village Clerk, on the same day.



Village President



ATTEST:



Village Clerk

Date: _____

3/9/17

