

RESOLUTION NO. R-2017-26

SIG/MAV

**A RESOLUTION APPROVING  
THE SALE AND REDEVELOPMENT OF REAL PROPERTY  
COMMONLY KNOWN AS 4 NORTH 8th AVENUE PURSUANT TO  
THE TAX REACTIVATION PROGRAM OF THE VILLAGE OF MAYWOOD –  
TJE 8<sup>TH</sup> AVE LLC**

**WHEREAS**, the Village of Maywood (the “Village”) 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**, the Village has enacted a Tax Reactivation Program to establish procedures for the sale of surplus property for the purposes of redeveloping or rehabilitating the same; and

**WHEREAS**, one such property acquired by the Village is real property commonly known as 4 North 8th Avenue (PINs: 15-11-132-025, -026, -027 and -032), Maywood, Illinois (the “Subject Property”), the legal description of which is attached hereto as **Exhibit A**. The Subject Property was acquired by the Village via a Tax Deed in 1992; and

**WHEREAS**, the Subject Property is currently vacant property; and

**WHEREAS**, the Village is in receipt of an offer from Thomas Engoren d/b/a TJE 8<sup>TH</sup> AVE LLC (“Purchaser”) to purchase the Subject Property, pursuant to the Tax Reactivation Program, for a total purchase price of \$5,000.00 for the purpose of environmental remediation, clean-up, paving for additional parking, landscaping and potential future expansion; and

**WHEREAS**, the Corporate Authorities of the Village of Maywood find and determine that the Subject Property is surplus property and that it is desirable and in the best interests of the Village to convey fee simple title to the Subject Property to the Purchaser in compliance with the terms and conditions of the Maywood Village Code relative to the sale of real property under the Tax Reactivation Program, for a purchase price of \$5,000.00, for redevelopment as described above and pursuant to a redevelopment agreement between the parties; and

**WHEREAS**, the Village is authorized under its home rule powers set forth at Article VII, Section 6 of the Illinois Constitution of 1970, and the Tax Reactivation Program of the Maywood Village Code, to sell the Subject Property to Purchaser pursuant to the Tax Reactivation Program and the terms and conditions contained therein.

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

**Section 1:** That each of the recitals above is incorporated by reference into this Section 1.

**Section 2:** That, pursuant to its home rule powers as provided by Article VII, Section 6 of the Illinois Constitution of 1970 and the Tax Reactivation Program of the Maywood Village Code (Chapter 156), the Corporate Authorities declare the Subject Property to be surplus property subject to sale under the Village's Tax Reactivation Program. The Village Manager, or his or her designee, working in conjunction with the Village Attorney and Community Development staff, is authorized and directed to execute, on behalf of the Village, a redevelopment agreement consistent with the terms and conditions of the Tax Reactivation Program and Purchaser's proposal, and to take such steps as he or she deems necessary in order to effectuate the sale of the Subject Property to Purchaser or an affiliated entity pursuant to the terms and conditions set forth in the Tax Reactivation Program and redevelopment agreement, for the purchase price of \$5,000.00.

**Section 3:** This Resolution shall be effective from and after its passage and approval as provided by law.

**ADOPTED** this 2<sup>nd</sup> day of May, 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

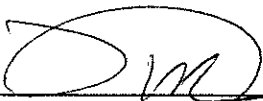
**ABSENT:** None

**APPROVED** this 4<sup>th</sup> day of May, 2017, by the Village President of the Village of Maywood, and attested by the Village Clerk, on the same day.

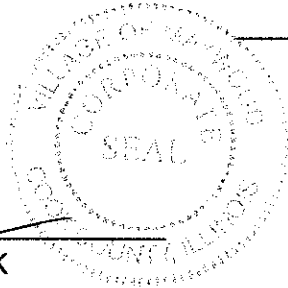


VILLAGE PRESIDENT

**ATTEST:**



VILLAGE CLERK



**EXHIBIT A**

**Legal Description of Subject Property**

**LOTS 21 TO 28, BOTH INCLUSIVE, IN BLOCK 198 IN MAYWOOD, A SUBDIVISION IN SECTION 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PINs: 15-11-132-025, -026, -027 and -032.**

**ADDRESS: 4 North 8th Avenue, Maywood, Illinois 60153.**

STATE OF ILLINOIS )  
                               ) SS  
COUNTY OF COOK )

**CLERK'S CERTIFICATE**

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, do hereby certify that the annexed and foregoing is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. R-2017-26**

**A RESOLUTION APPROVING  
THE SALE AND REDEVELOPMENT OF REAL PROPERTY  
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which Resolution was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 2nd day of May, 2017, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 4<sup>th</sup> day of May, 2017.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

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

**NAYS:** None

**ABSENT:** None

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 4<sup>th</sup> day of May, 2017.



  
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Village Clerk