

**RESOLUTION NO. R-2021-15**

**A RESOLUTION AUTHORIZING AND CONSENTING TO  
A COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION  
FOR THE REAL PROPERTY COMMONLY KNOWN AS 1900 SOUTH MAYWOOD DRIVE,  
MAYWOOD, ILLINOIS AND IDENTIFIED AS PROPERTY INDEX NUMBER: 15-15-102-034-0000  
(1900 Maywood, LLC)**

**WHEREAS**, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance (the "Ordinance") to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

**WHEREAS**, the Village of Maywood (the "Village"), consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industry to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

**WHEREAS**, Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago as Trustee Under Trust Agreement dated August 1, 1984 (Trust Number 61516) and J L Odle, Inc., an Illinois corporation, are the legal owners of the property (the "Owners" and the "Sellers") located at 1900 South Maywood Drive, Maywood, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property consists of the real estate legally described on Exhibit "A" attached hereto and made a part hereof. The property index number for the Subject Property is 15-15-102-034-0000; and

**WHEREAS**, the Subject Property, and the buildings located thereon, are currently vacant and unused; and

**WHEREAS**, the Owners intend to sell the Subject Property to IDI Logistics, LLC, a Delaware limited liability company, (the "Buyer") pursuant to an Agreement For Purchase and Sale of Property, and the Buyer intends on transferring title to a related entity, 1900 Maywood, LLC, a limited liability company. 1900 Maywood, LLC proposes to develop the Subject Property by demolishing the existing buildings located on the Subject Property, conducting environmental remediation work at the Subject Property and then constructing a new 79,869 square foot warehouse facility, which will be designed and constructed to attract one or more to-be-determined tenants who are warehouse operators, transportation companies and logistics firms (the "Redevelopment Project"); and

**WHEREAS**, 1900 Maywood, LLC has submitted to the Village a Cook County Class 6b Property Tax Incentive Eligibility Application concerning the Subject Property (See Exhibit "B" attached hereto and made a part hereof), as well as certain supplemental materials requested by the Village. If approved, the Application will be filed with the Cook County Assessor's Office; and

**WHEREAS**, if the Class 6b Tax Incentive is consented to by the Village and approved by Cook County, the Subject Property will be assessed at 10% of market value as opposed to 25% of market value for a ten (10) year period, plus 15% of market value in the 11th year and 20% of market value in the 12th year. The Cook County Class 6b Tax Incentive is renewable; and

**WHEREAS**, 1900 Maywood, LLC requests that the Village of Maywood consent to the Class 6b Tax Incentive in order to facilitate the purchase and redevelopment of the Subject Property for the purposes described above, and states in its request to the Village for a resolution in support of its Application for a Class 6b Tax Incentive eligibility designation, and that without the Class 6b Tax Incentive, it will not purchase the Subject Property nor construct and operate the Redevelopment Project; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Maywood find that the request of 1900 Maywood, LLC for the grant of the Class 6b Tax Incentive for purposes of constructing and operating the Redevelopment Project meets the “New Construction” and the “Substantial Rehabilitation Activities” criteria and requirements of the Class 6b Tax Incentive Program; and

**WHEREAS**, the Village President and Board of Trustees also find that it is in the best interests of the Village, its residents, property owners, local businesses and the public to approval and consent to 1900 Maywood, LLC’s request for a Class 6b Tax Incentive in order to facilitate the purchase and redevelopment of the Subject Property so that 1900 Maywood, LLC can construct and operate the Redevelopment Project, subject to the conditions of approval set forth below in Section 3 of this Resolution; and

**WHEREAS**, the Village President and Board of Trustees support and recommend that Cook County grant approval of the Cook County Class 6b Property Tax Rate Designation for the Subject Property, subject to the conditions of approval set forth below in Section 3 of this Resolution.

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

**SECTION 1:** Each of the Whereas paragraphs listed above are incorporated by reference and made a part of Section 1 of this Resolution.

**SECTION 2:** SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 3 BELOW, the President and Board of Trustees of the Village of Maywood find that the Subject Property is appropriate for a Class 6b Tax Incentive pursuant to the Cook County Real Property Classification Ordinance, as amended. The President and Board of Trustees further find the Class 6b Tax Incentive for the Subject Property to be necessary for the redevelopment of the Subject Property by 1900 Maywood, LLC and associated operation of its business at the Subject Property, and that the redevelopment of the Subject Property is necessary and beneficial to the local economy.

**SECTION 3:** The President and Board of Trustees authorize, support and consent to the Cook County Class 6b Property Tax Incentive Eligibility Designation for the Subject Property, but only for purposes of constructing and operating the Redevelopment Project (a new 79,869 square foot warehouse facility ) consistent with the allowable land uses in the applicable zoning district as proposed by 1900 Maywood, LLC at the Subject Property, which is commonly known as 1900 South Maywood Drive, Maywood, Illinois, and further identified as PIN: 15-15-102-034-0000, and legally described in **Exhibit “A”** attached hereto and made a part hereof, and SUBJECT TO THE FOLLOWING CONDITIONS:

- A. In exchange for the Village of Maywood granting the local municipal approval of the Cook County Class 6b Property Tax Incentive Designation, 1900 Maywood, LLC (or its successor in interest) agrees to:

- a. Purchase the Subject Property on or before December 31, 2021.
- b. Commence construction of the Redevelopment Project on or before December 31, 2021. (Commence construction means that 1900 Maywood, LLC shall obtain a Village building permit and actively work on site preparation and construction activities regarding the Redevelopment Project.)
- c. Complete construction of the Redevelopment Project on or before June 30, 2022. (Complete construction means that 1900 Maywood, LLC shall obtain a Village-issued occupancy permit for the new 79,869 square foot warehouse facility.)
- d. Provide and/or participate in job training and job advancement programs that allow for the hiring, promotion and retention of Village residents.
- e. Provide employment opportunities to qualified Village residents.
- f. Hire qualified Village residents whenever possible.
- g. Implement programs that promote the hiring of local, diverse and qualified individuals for its construction workforce and the use of local, diverse and qualified businesses as subcontractors and suppliers.
- h. Encourage its tenants to implement programs that promote the hiring of local, diverse and qualified individuals for its workforce and the use of local, diverse and qualified businesses as subcontractors and suppliers.
- i. Comply with the "hiring" and "using other businesses" requirements of the Village's Enterprise Zone Policy Statement (e.g., "promote the hiring of individuals who are minority persons, women, and persons with disabilities ... and encourage the development of business entities owned by minorities, women, and persons with disabilities as defined under the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, *et seq.*)"), as applicable to the Redevelopment Project.
- j. Participate in an infrastructure partnership that directly impacts the promotion of better infrastructure for residents in Maywood neighborhoods outside of the Madison Street / Fifth Avenue TIF District.
- k. Provide and/or participate in programs and initiatives that promote business development, economic development and workforce development opportunities within the Village.
- l. File a copy of the Cook County-required triennial affidavit attesting to the use of the property and the number of employees employed at the new building with the Village.
- m. Provide written semi-annual status reports to the Village Board, or additional status reports as requested by the Village Board, that detail 1900 Maywood, LLC's on-going, commercially reasonable efforts and progress in meeting the goals and objectives set forth in these Conditions. The reports shall contain illustrative information and data pertaining to the status of 1900 Maywood, LLC's on-going, commercially reasonable efforts and progress in meeting the goals and objectives of these Conditions; however, 1900 Maywood, LLC's proprietary and/or confidential information and data shall not be included in the reports. 1900 Maywood, LLC's management team shall appear before and deliver each status report to the Village Board at a public Village Board meeting.
- n. Comply with the requirements of the Cook County Class 6b Property Tax Incentive Program, including the Cook County Living Wage Ordinance.

- o. File a certified original of the Resolution with Cook County once the Redevelopment Project is completely built and reoccupation certificates have been issued by the Village.
  - p. Sign the attached Acknowledgment, which confirms 1900 Maywood, LLC's agreement to comply with the Section 3 conditions in exchange for the Village Board's approval of the renewal of the Cook County Class 8 Tax Incentive. A copy of the Acknowledgment is attached hereto as Exhibit "C" and made a part hereof.
- B. If 1900 Maywood, LLC (or its successor in interest) fails to: (a) purchase the Subject Property on or before December 31, 2021; or (b) commence construction of the Subject Property on or before December 31, 2021; or (c) complete construction of the Subject Property on or before June 30, 2022; the Village shall file a request with Cook County or any other governmental agency with oversight jurisdiction or shall file an action with the Cook County court system to terminate the Cook County Class 6b Property Tax Incentive Eligibility Designation by Cook County and 1900 Maywood, LLC (or its successor in interest) shall not object to the termination request of the Village.

**SECTION 4:** The President and Board of Trustees find the redevelopment of the Subject Property to be consistent with the overall plan for rehabilitation of the area surrounding the Subject Property.

**SECTION 5:** Upon approval and execution of this Resolution, the Clerk of the Village of Maywood shall provide to the Director of the Community Development Department and the Applicant certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois or such other appropriate Cook County office.

**SECTION 6:** This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

**ADOPTED** this 18<sup>th</sup> day of May, 2021, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, M. Lightford and N. Booker

**NAYS:** None

**ABSENT:** None

**NO VOTE:** Trustee K. Wellington (Did not cast a vote due to technical difficulty with Zoom audio)

**APPROVED** by me, and attested by the Village Clerk, on this 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:** \_\_\_\_\_  
Viola Mims, Village Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

(attached)

## LEGAL DESCRIPTION

**That part of Lot "B" in Cummings and Forman Real Estate Corporation Subdivision of Lots 8 and 11 and part of Lots 9, 10, 14 and 15 in Commissioner's Partition of the North 56 acres of the West Half of Section 15, Township 39 North, Range 12 East of the Third Principal Meridian, (except that part of Lot "B" lying North of the Southerly line of South Maywood Drive as dedicated by a plat of dedication recorded August 8, 1928 as document 10112659 and except that part of Lot "B" described as follows: Commencing at the Northwest corner of aforesaid Lot "B"; thence Southerly along the West line of Lot "B" a distance of 154.32 feet to the point of beginning; thence continuing Southerly on a prolongation of the last described course to the South line of said Lot "B"; thence Westerly along the South line of said Lot "B" to the Southwest corner of Lot "B", aforesaid point also being the point of curvature of a curve having a radius of 318.37 feet concave to the Southeast; thence along the arc of said curve a distance of 499.32 feet to the point of tangency, also being the point of beginning), all in Cook County, Illinois.**

**For the property known as: 1900 S. Maywood Drive, Maywood, Illinois 60153**

**PIN: 15-15-102-034-0000**

**EXHIBIT "B"**

**COOK COUNTY CLASS 6b PROPERTY TAX INCENTIVE  
ELIGIBILITY APPLICATION**

(attached)



**CLASS 6B**  
**ELIGIBILITY APPLICATION**

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

***Applicant Information***

Name: 1900 Maywood, LLC Telephone: ( 312 ) 629-2800  
Company: N/A  
Address: 1900 S. Maywood Drive  
City: Maywood State: IL Zip Code: 60153  
Email: Jkaramol@dsi-group.com

***Contact Person (if different than the Applicant)***

Name: Jacob Karamol Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_  
Company: Development Solutions, Inc.  
Address: 1900 Spring Road, Suite 510  
City: Oak Brook State: IL Zip Code: 60523  
Email: Jkaramol@dsi-group.com

***Property Description (per PIN)***

**If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.**

Street Address: (1) 1900 S. Maywood Drive  
Permanent Real Estate Index Number: 15-15-102-034-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: Maywood State: IL Zip Code: 60607  
Township: Proviso Existing Class: 593

**Attach legal description, site dimensions and square footage and building dimensions and square footage.**



***Identification of Person Having an Interest in the Property***

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

***Industrial Use***

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant’s business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

***Nature of Development***

Indicate nature of proposed development by checking the appropriate space:

- New Construction **(Read and Complete Section A)**
- Substantial Rehabilitation **(Read and Complete Section A)**  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance **(Read and Complete Section B)**
- Occupation of Abandoned Property - With Special Circumstance **(Read and Complete Section C)**
- Occupation of Abandoned Property - **(TEERM Supplemental Application)** **(Read and Complete Section C)**
- Occupation of Abandoned Property - **(CEERM Supplemental Application)** **(Read and Complete Section C)**

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): August 2021

Estimated date of construction completion: June 2022

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor’s affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

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Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: \_\_\_\_\_  
Date of Purchase: \_\_\_\_\_  
Name of purchaser: \_\_\_\_\_  
Name of seller: \_\_\_\_\_  
Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of *abandonment prior to purchase was less than 24 months*, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 3 continuous months and applicant will create or maintain at least 250 jobs for employees at the subject location**, complete section (2) and the **CEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_  
 Date of purchase: \_\_\_\_\_  
 Name of purchaser: \_\_\_\_\_  
 Name of seller: \_\_\_\_\_  
 Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- 3 continuous months and maintain/create 250 employee jobs (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**CEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for CEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.*

*The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.*

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving the Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created or maintained as a result of this development? **Approx. 65**

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent part-time jobs will be created as a result of this proposed development?

Up to 70

How many new permanent full-time jobs will be created as a result of this proposed development?

TBD

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.**

  
Signature

4/22/2021  
Date

**Jacob Karamol**  
Print Name

**Manager**  
Title

**EDS AFFIDAVIT**

I, Jacob Karamol as agent for 1900 Maywood, LLC (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant, who is the contract purchaser of the property located at located at 1900 S. Maywood, Maywood, IL 60153 (PIN: 15-15-102-034-0000) (the "Subject Property").
2. Applicant does not own any other property in Cook County
3. Applicant's ownership is as follows:  
See Attached

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4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

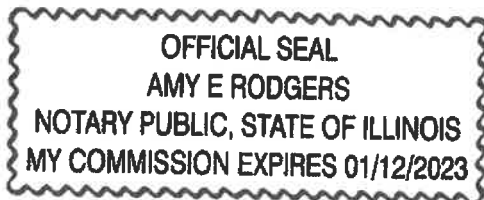
Jacob Karamol

Date: 4-22-2021

Subscribed and sworn before me  
This 22 day of April, 2021

Amy E. Rodgers

Signature of Notary Public





**1900 Maywood, LLC**

**Matthew Stauber- 25% Member**

**Patrick Turner- 25% Member**

**Thomas Rodeno – 25% Member**

**Jacob Karamol - 25% Member**

**EXHIBIT "C"**

**ACKNOWLEDGMENT BY APPLICANT FOR  
COOK COUNTY CLASS 6b PROPERTY TAX INCENTIVE**

I, the undersigned Applicant, agree to comply with and fulfill each and every term, condition and obligation set forth above in the Resolution granting a Cook County Class 6b Property Tax Incentive Designation for the real estate commonly known as 1900 South Maywood Drive, Maywood, Illinois (PIN: 15-15-102-034-0000) and legally described in Exhibit "A" attached to the Resolution, including each of the Conditions set forth in Section 3 of the above Resolution.

**1900 Maywood, LLC**

By: \_\_\_\_\_

Name:           Jacob Karamol

Its:               Member

Date: \_\_\_\_\_, 2021

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, certify that the attached document is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. R-2021-15**

**A RESOLUTION AUTHORIZING AND CONSENTING TO  
A COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION  
FOR THE REAL PROPERTY COMMONLY KNOWN AS 1900 SOUTH MAYWOOD DRIVE,  
MAYWOOD, ILLINOIS AND IDENTIFIED AS PROPERTY INDEX NUMBER: 15-15-102-034-0000  
(1900 Maywood, LLC)**

which Resolution was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 18<sup>th</sup> day of May, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 18<sup>th</sup> day of May, 2021.

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 Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, M. Lightford and N. Booker

**NAYS:** None

**ABSENT:** None

**NO VOTE:** Trustee K. Wellington (Did not cast a vote due to technical difficulty with Zoom audio)

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 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Viola Mims, Village Clerk

[SEAL]

