

2/11/99

16-0-99

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO ENTER INTO
A REAL ESTATE CONTRACT FOR THE SALE OF
PROPERTY AT 1880 OAK AVENUE, EVANSTON, ILLINOIS

WHEREAS, the City of Evanston owns the real property commonly known as 1880 Oak Avenue, Evanston, Illinois, legally described as follows:

See Exhibit A

WHEREAS, the City Council of the City of Evanston has determined that ownership of the aforesaid real estate is no longer necessary, appropriate, required or in the best interest of the City of Evanston; and

WHEREAS, the City Council of the City of Evanston has determined that the best interest of the City of Evanston would be served by the sale of said real estate to a qualified party for office use; and

WHEREAS, pursuant to Ordinance 2-0-99, the City Council by a vote of 2/3 of the elected Aldermen then holding office did direct that the process to sell said Property be by negotiation on behalf of the City; and

WHEREAS, pursuant to said Ordinance, the negotiations have occurred; and

WHEREAS, the City Manager recommends that a sale between the City of Evanston, as seller, and 1880 Oak LLC, an Illinois Limited Liability Company, as buyer, be hereby accepted by the City Council of the City of Evanston for the aforesaid real property

legally described in Exhibit A; and

WHEREAS, the City Council finds and determines that the best interest of the City of Evanston and its residents will be served by conveying the aforesaid real property to 1880 Oak LLC, an Illinois Limited Liability Company on terms consistent with Resolution 12-R-99; and

WHEREAS, the notice of intent to sell City property has been published in a newspaper of general circulation in the City of Evanston as required by ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: The City Council of the City of Evanston finds as fact the recitals hereinabove set forth.

SECTION 2: The negotiated sale to 1880 Oak LLC, an Illinois Limited Liability Company, as buyer, is hereby accepted by the City Council of the City of Evanston for the real property legally described in Exhibit A and attached hereto.

SECTION 3: The City Manager is hereby authorized and directed to sign, and the City Clerk is hereby authorized and directed to attest, the contract of sale pursuant to the Redevelopment Agreement. The City Manager is further authorized to negotiate any changes or additional terms and conditions with respect to the sale of the aforesaid real property as he may deem fit and proper.

SECTION 4: The City Manager and the City Clerk, respectively, are hereby authorized and directed to execute, attest, and deliver such other documents, agreements and certificates as may be necessary to the sale herein authorized, including other

documents referred to in said contracts.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced February 15, 1999

Adopted: February 22, 1999

Approved: February 23, 1999

Suzanne H. Norton
Mayor

ATTEST:

Mary J. Harris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel



EXHIBIT A

PARCEL 1:

THE WEST 10.0 FEET OF LOT 10 IN BLOCK 1 IN THE CIRCUIT COURT PARTITION OF LOT 22 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 AND 12 IN BLOCK 1 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE WEST 5 FEET LYING NORTH OF THE ALLEY CREATED BY CASE NO. 54770 IN COUNTY COURT), IN OWNER'S SUBDIVISION OF LOT 21 IN COUNTY CLERK'S DIVISION OF LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 5 FEET OF THAT PART OF LOT 1 LYING NORTH OF THE NORTH 16 FEET OF THE SOUTH 27.50 FEET TAKEN FOR ALLEY IN CASE NO. 54770 IN COUNTY COURT AND THE SOUTH 10 FEET OF THE WEST 45 FEET OF LOT 2 AND THE NORTH 15.65 FEET OF LOT 3 (EXCEPT THAT PART OF THE NORTH 15.65 FEET OF SAID LOT 3 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 3 AFORESAID 12.26 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 3 AFORESAID 23 FEET SOUTHEASTERLY OF SAID NORTHWEST CORNER OF SAID LOT 3) IN OWNER'S SUBDIVISION OF LOT 21 IN COUNTY CLERK'S DIVISION OF LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 35 OF LOT 2 IN OWNERS SUBDIVISION OF LOT 21 IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE MAP THEREOF RECORDED APRIL 23, 1900 IN BOOK 78 OF PLATS, PAGE 34, AS DOCUMENT NUMBER 2951406, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 3 IN OWNERS SUBDIVISION OF LOT 21 IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 24 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO RAILROAD AVENUE; THENCE NORTHWESTERLY 45 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID NORTH LINE OF LOT 3 TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH TO THE POINT OF BEGINNING (EXCEPT THE NORTH 3.5 FEET OF THE SOUTH 27.5 FEET (MEASURED ON THE EAST LINE) OF SAID LOT 3 IN OWNERS RESUBDIVISION AS CONVEYED BY QUIT CLAIM DEED FROM GEORGETTE PRIESTLY AND JOHN E. PRIESTLY, HER HUSBAND TO THE CITY OF EVANSTON DATED MAY 3, 1928, AND RECORDED MAY 7, 1928 AS DOCUMENT NUMBER 10014645), IN COOK COUNTY, ILLINOIS.

PIN NUMBERS

11-18-112-003
11-18-112-006
11-18-112-008
11-18-112-009
11-18-112-030
11-18-112-031