

52-0-00

AN ORDINANCE

**Authorizing the City Manager to Enter into a
Real Estate Contract for the Sale of Property
At 905 Davis, 907 Davis, 906-908 Church
and 910-926 Church Street, Evanston, Illinois**

WHEREAS, the City of Evanston owns the real property commonly known as 905 Davis, 907 Davis, 906-908 Church and 910-926 Church Street, Evanston, Illinois, legally described as follows:

(See Exhibit A)

WHEREAS, the City Council of the City of Evanston has determined that the 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 private use; and

WHEREAS, pursuant to Ordinance 48-O-00 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 MSRE Evanston Office, LLC, as buyer, be hereby accepted by

the City Council of the City of Evanston for the aforesaid real property, as legally described in this Ordinance; 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 MSRE Evanston Office, LLC, for the sum of \$1.00 (one and no/100 dollar) and other good and valuable consideration; 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;

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

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

SECTION 2: That the negotiated sale to MSRE Evanston Office, LLC, as buyer, is hereby approved by the City Council of the City of Evanston for the real property as legally described in this Ordinance and located at 905 Davis, 907 Davis, 906-908 Church, and 910-926 Church Street, Evanston, Illinois.

SECTION 3: That the City Manager is hereby authorized and directed to sign, and the City Clerk is hereby authorized and directed to attest, the Contract in Exhibit B, attached hereto and made a part hereof, pursuant to the terms of which the subject property shall be conveyed. 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: That 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: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: That this ordinance shall be in full force and effect upon passage and approval.

Introduced: April 11, 2000

Adopted: April 24, 2000

Approved: May 17, 2000
Lorraine D. Morlon
Mayor

ATTEST:
Mary J. Morris
City Clerk

Approved as to form:
[Signature]
Asst. Corporation Counsel

EXHIBIT A**PARCEL 1:**

THAT PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF EVANSTON, COOK COUNTY, ILLINOIS, ACCORDING TO THE RECORDED PLAT THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS:

START AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 66; THENCE WEST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID BLOCK 66 A DISTANCE OF 64.36 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE WEST ALONG THE NORTH LINE OF LOTS 3 AND 4, 35.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 99.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINES OF LOTS 16, 15, 14 AND 13, 161.86 FEET TO THE EASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY, WHICH EASTERLY LINE IS ALSO THE WESTERLY LINE OF DEMPSTER'S SUBDIVISION OF SAID BLOCK 66, 398.75 FEET TO THE SOUTHWEST CORNER OF LOT 27 IN SAID BLOCK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 27, 6.78 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE HEREINAFTER REFERRED TO AS LINE A-B, 51.3 FEET, MORE OR LESS, TO A POINT WHICH IS 68.22 FEET WEST AND 51 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 29 IN SAID DEMPSTER'S SUBDIVISION OF SAID BLOCK 66; THENCE NORTHERLY ON A STRAIGHT LINE 373.84 FEET, MORE OR LESS, TO A POINT WHICH IS 69 FEET WEST AND 24 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 OF SAID DEMPSTER'S SUBDIVISION OF BLOCK 66; THENCE NORTHEASTERLY ON A STRAIGHT LINE 24.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF LOT 27 OF DEMPSTER'S SUBDIVISION OF SAID BLOCK 66 LYING EASTERLY OF A LINE RUNNING FROM A POINT IN THE SOUTH BOUNDARY LINE OF LOT 27, 6.78 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 27 AND RUNNING NORTHWESTERLY 51.3 FEET, MORE OR LESS, TO A POINT WHICH IS 68.22 FEET WEST AND 51 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 29 IN SAID DEMPSTER'S SUBDIVISION OF SAID BLOCK 66 (HEREINAFTER REFERRED TO AS LINE A-B) AND WESTERLY OF A STRAIGHT LINE WHICH INTERESECTS THE SOUTH LINE OF SAID LOT 27 AT A DISTANCE OF 14.75 FEET

EAST OF THE SOUTHWEST CORNER OF SAID LOT AND THENCE RUNS NORTHWESTERLY ON A STRAIGHT LINE FOR A DISTANCE OF 30 FEET TO AN INTERSECTION WITH SAID LINE A-B, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5 AND 6 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 7, 8, 9, 10, 11 AND 12 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

A PARCEL OF LAND IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE CITY OF EVANSTON, RECORDED AUGUST 23, 1860; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 324.29 FEET TO THE NORTHWEST CORNER OF LOT 12 IN SAID SUBDIVISION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AS DESCRIBED IN THE DEED RECORDED APRIL 29, 1854, IN BOOK 75, PAGE 482, IN COOK COUNTY, ILLINOIS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY ALONG A CURVED LINE HAVING A RADIUS OF 5815 FEET, WHOSE CENTER OF CIRCLE BEARS SOUTH 57 DEGREES 58 MINUTES 26 SECONDS WEST, 514.42 FEET, CENTRAL ANGLE 5 DEGREES 04 MINUTES 07 SECONDS, TO THE SOUTHWEST CORNER OF LOT 27 OF SAID DEMPSTER'S SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF DAVIS STREET, 47.84 FEET TO THE SOUTHEAST CORNER OF THE EXISTING RETAINING WALL OF THE CHICAGO AND WESTERN RAILROAD; THENCE NORTHWESTERLY

FOLLOWING SAID RETAINING WALL ALONG THE FOLLOWING SEVEN COURSES; THENCE NORTH 29 DEGREES 05 MINUTES 26 SECONDS WEST, 55.96 FEET; THENCE SOUTH 60 DEGREES 34 MINUTES 34 SECONDS WEST, 7.00 FEET; THENCE NORTH 28 DEGREES 42 MINUTES 30 SECONDS WEST, 188.99 FEET; THENCE NORTH 60 DEGREES 56 MINUTES 37 SECONDS EAST, 23.82 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 45 SECONDS WEST, 169.57 FEET; THENCE SOUTH 60 DEGREES 54 MINUTES 41 SECONDS WEST, 23.96 FEET; THENCE NORTH 28 DEGREES 28 MINUTES 48 SECONDS WEST, 99.78 FEET TO A POINT ON THE NORTH LINE OF SAID DEMPSTER'S SUBDIVISION, SAID LINE ALSO BEING THE SOUTH LINE OF CHURCH STREET; THENCE NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, 47.82 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.