

95-O-01

AN ORDINANCE

**Authorizing the City Manager to Enter into
a Real Estate Contract for the Sale of Property
at 1816 Darrow Avenue**

WHEREAS, the City of Evanston owns the real property commonly known as 1816 Darrow Avenue, Evanston, Illinois, legally described as:

The South 12 feet of Lot Twelve (12) and the North 16 feet of Lot Thirteen (13) in Block 12 in Merrill Ladd's Second Addition to Evanston, said Addition being a Subdivision of the West half of the South West quarter of the North East quarter of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

and hereinafter referred to as the "Property"; and

WHEREAS, in the opinion of the corporate authorities of the City of Evanston, the citizens of Evanston and the neighborhood surrounding the Property would be better served by use of the Property as a single-family home; and

WHEREAS, in the opinion of the corporate authorities of the City of Evanston, use of said Property is no longer necessary, appropriate, required for use of, profitable to, or in the best interest of the City; and

WHEREAS, the City Council of the City of Evanston has determined that the best interests of the City of Evanston would be served by the sale of said Property to a qualified party for a private use; and

WHEREAS, pursuant to Ordinance 94-O-01, 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 by the City Manager on behalf of the City; and

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

WHEREAS, the City Manager recommends that a sale between the City of Evanston, as seller, and Econ-Housing Group, Inc., 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 citizens will be served by conveying the aforesaid real property to Econ-Housing Group, Inc. , 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 Econ-Housing Group, Inc., 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 1816 Darrow Avenue, Evanston, Illinois.

SECTION 3: That the property shall be developed with a single-family dwelling and sold to a family whose income does not exceed 80% of the area median income for Evanston as determined by the Department of Housing and Urban Development.

SECTION 4. That the sale herein authorized not occur without Econ-Housing first having obtained financing for the single-family home and presented satisfactory evidence thereof to the City.

SECTION 5. That construction financing of said single-family home shall be obtained within ninety (90) days of passage of this Ordinance.

SECTION 6. If the construction financing is not obtained within ninety (90) days of passage of this Ordinance, this Ordinance shall be void.

SECTION 7. That construction of said single-family dwelling shall commence within four (4) months from the date of delivery of the Deed for the Lot from the City to Econ-Housing Group, Inc. and shall be completed within twelve (12) months from the date of delivery of the Deed for the Lot from the City to Econ-Housing Group, Inc.

SECTION 8. That the City Manager and the City Clerk, respectively, are hereby authorized and directed to execute, attest, and deliver such documents, agreements and certificates as may be necessary to the sale herein authorized, including other documents referred to in said contracts.

SECTION 9: That the City Manager is hereby authorized and directed to negotiate any additional terms consistent with this Ordinance as may be in the best interest of the City.

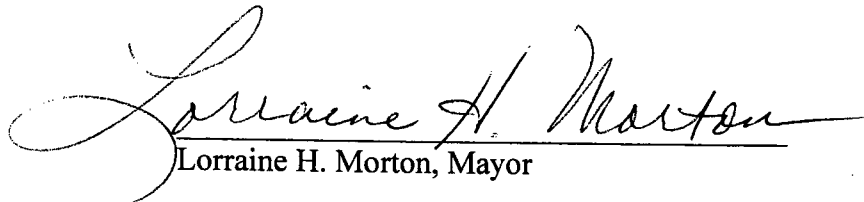
SECTION 10: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11: That this ordinance shall be in full force and effect upon passage and approval in the manner provided for by law..

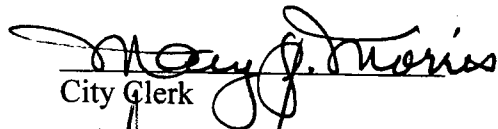
Introduced: October 8, 2001

Adopted: October 22, 2001

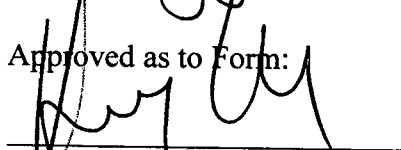
Approved: October 23, 2001


Lorraine H. Morton, Mayor

ATTEST:


City Clerk

Approved as to Form:


Corporation Counsel