

RESOLUTION NO. R-2021-48

**A RESOLUTION APPROVING THE
SALE AND REDEVELOPMENT OF REAL PROPERTY COMMONLY KNOWN
AS 1000 SOUTH 19th AVENUE PURSUANT TO THE
MAYWOOD TAX REACTIVATION PROGRAM
(Purchaser: 1900 Maywood 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, codified as Chapter 156 of the Maywood Village Code, to establish procedures for the sale of surplus property for the purposes of redeveloping or rehabilitating the same; and

WHEREAS, one such real property acquired by the Village is commonly known as 1000 South 19th Avenue (PINS: 15-15-100-027-0000 and 15-15-100-028-0000), 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 2013; and

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

WHEREAS, the Village is in receipt of an offer from 1900 Maywood LLC (“Purchaser”) to purchase the Subject Property pursuant to the Tax Reactivation Program, for a total purchase price of \$10,000.00, for the purpose of improving the Subject Property as a secured and landscaped offsite parking area for vans used in the daily operation of the end user of a nearby property being developed by Purchaser, as set forth in the Redevelopment Proposal and site location depiction attached hereto as **Exhibit B** and made a part hereof ; 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 and conveyance of the Subject Property under the Tax Reactivation Program, for a purchase price of \$10,000.00, for redevelopment as described above and in **Exhibit B** and pursuant to a redevelopment agreement (on the Village’s form) to be entered into 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 in this Resolution.

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

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: 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 Department of Community Development staff, the Department of Finance staff and the Village Attorney are directed to prepare a quit claim deed and all other necessary closing and conveyance documents to complete the sale and conveyance of the Subject Property to the Purchaser under the Tax Reactivation Program, for a purchase price of \$10,000.00. The Village President, the Village Clerk and/or the Village Manager and/or the Village Attorney, or their designees, working in conjunction with the Village Attorney and Community Development staff, are authorized and directed to execute, on behalf of the Village, a redevelopment agreement (on the Village's form) to be entered into between the parties, and all other conveyance instruments and closing documents that are necessary or convenient to allow the Village to consummate this transaction and to comply with all of the applicable requirements of the Tax Reactivation Program, the redevelopment agreement, and this Resolution. The Village President, the Village Clerk and/or the Village Manager and/or the Village Attorney, or their designees, working in conjunction with the Village Attorney and Community Development staff, are further authorized to take such actions as they deem necessary in order to complete the sale and conveyance of the Subject Property to the Purchaser or an affiliated entity pursuant to the terms and conditions set forth in the Tax Reactivation Program, redevelopment agreement and this Resolution, for the purchase price of \$10,000.00.

SECTION 3: This Resolution shall be effective from and after its passage and approval as provided by law. If a redevelopment agreement is not entered into within ninety (90) days of approval of this Resolution, the Board may take such action as is necessary to repeal the approvals given herein.

ADOPTED this 16th day of November, 2021, pursuant to a roll call vote as follows:

AYES: Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford,
A. Peppers and I. Brandon

NAYS: None

ABSENT: None

Nathaniel George Booker, Village President

ATTEST:

Gwaine Dianne Williams, Village Clerk

Exhibit A

Legal Description of Subject Property

LOTS 1 AND 2 OF THE GENE HOGSETT SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ADDRESS: 1000 South 19th Avenue, Maywood, Illinois 60153

PINS: 15-15-100-027-0000 and 15-15-100-028-0000

Exhibit B

Redevelopment Proposal and Site Location Depiction

(attached)

OFFER TO PURCHASE REAL ESTATE

Sales Program: Tax Reactivation _____ ANLAP

Property Address: 1000 S 19th Ave.

Permanent Index Number(s)/PIN(s): 15151000270000; 15151000280000

Name(s) of Bidder(s): 1900 Maywood LLC

Address: 6250 N River Rd. Apt./Unit # _____

Rosemont IL 60018
Town State Zip Code

Phone: 224-808-2294 Home Business _____

REDEVELOPMENT PROPOSAL

Proposed use: Overflow parking for warehouse distribution user at 1900 S. Maywood. Owner plans to improve the area with a secured and landscaped parking lot and also provide for gateway signage for the Maywood business district.

Zoning: _____ Zoning Variance/Special Use Permit Request: ___ Yes No

Purchase Offer Amount: \$ \$5,000/lot = \$10,000 TOTAL

NON-DISCRIMINATION STATEMENT

The Village, in the administration of the Tax Reactivation and ANLAP Programs for the sale of Village-owned real estate property, will not discriminate against any applicant because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap, military status, or an unfavorable discharge from military service.

The Village of Maywood reserves the right to reject any and all applications and may negotiate the terms of sale for any proposal received for the purchase of Village-owned real estate.

Bid Summary Sheet

Property Address: 1900 Maywood Drive, Maywood, IL

Permanent Index Number(s)/PIN: 15151000270000; 15151000280000 **Bundle #:** _____

Name of Bidder	Title of Bidder
<u>1900 Maywood LLC</u>	<u>Owner</u>
_____	_____
_____	_____
_____	_____
_____	_____

Type of Bidder (Check Only One) ** (All applicants must include a Real Estate Sales Profile form.)

- _____ **Individual**
- _____ **Partnership:** _____
- Corporation:** 1900 Maywood LLC
- _____ **Agent:** _____
- _____ **Trustee: Trust #** _____ **Bank:** _____
- _____ **Joint Venture:** _____
- _____ **Non-Profit Organization:** _____
- _____ **Other:** _____

Amount of Bid: \$ \$5,000/lot = \$10,000 TOTAL

To be completed by the Community Development Department

Approval of Board of Trustees: _____ Yes _____ No

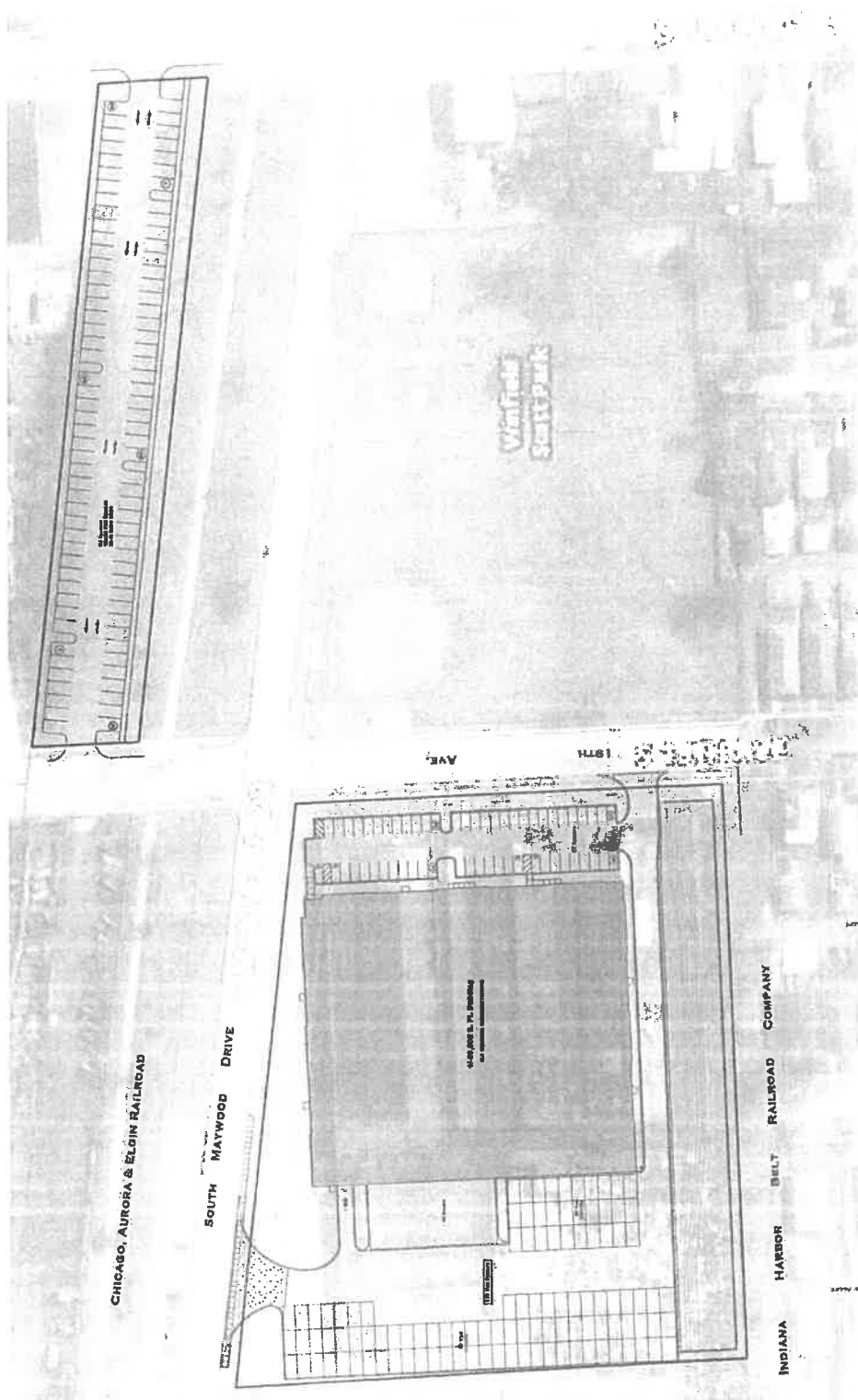
Date of Board Decision: _____

Deposit received: Date: _____ **Amount:** _____ *Attach Receipt*

Plans Submitted: _____ Yes _____ No **Date:** _____

Application for Permits: Date _____

Date of Sale: _____ **Recorder of Deeds Doc. #:** _____



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Gwaine Dianne Williams, 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-2021-48

**A RESOLUTION APPROVING THE
SALE AND REDEVELOPMENT OF REAL PROPERTY COMMONLY KNOWN AS
1000 SOUTH 19th AVENUE PURSUANT TO THE
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(Purchaser: 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 16th day of November, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 16th day of November, 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 Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford,
A. Peppers and I. Brandon

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 17th day of November, 2021.

Gwaine Diane Williams, Village Clerk

[SEAL]