

SPESIA & TAYLOR

MEMO

To: Mayor Soliman and City Council
From: Michael R. Stiff-Spesia & Taylor
Date: July 10, 2023
Re: 1919 Cora St.

On February 18, 2019 the City Council passed Ordinance 1800 declaring the above-referenced property surplus and authorizing it to be sold by submission of sealed bids. Thereafter, the property was conveyed by the City to the purchaser via quitclaim deed. That deed contained a deed restriction requiring that the new residential dwelling be constructed in compliance with all Crest Hill building and zoning ordinances and a certificate of occupancy no later than August 31, 2021.

On August 16, 2021, the City Council passed Resolution 1117 which amended the deed restriction to extend the deadline for the Certificate of Occupancy for the home to June 1, 2023.

Unfortunately, while the home (which I understand to be a Habitat for Humanity project) was completed prior to June 1, 2023, the Certificate of Occupancy was not issued until June 29, 2023. As a result, to prevent there from being any title issues in the future, I drafted the attached Resolution Releasing the June 1, 2023 Occupancy Permit Deed Restriction and waiving the City's right to claim that the property should revert to the City.

Ordinance 1800 and Resolution 1117 are attached for ease of reference.