

RESOLUTION NO. R-3157

A RESOLUTION APPROVING A CONTRACT FOR THE SALE OF SURPLUS REAL ESTATE OWNED BY THE VILLAGE OF HOMEWOOD AT 174TH STREET WEST OF HALSTED STREET, HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, the Village of Homewood owns a 29,044 square foot parcel acquired from the Illinois State Toll Highway Authority comprising a portion of 174th Street west of Halsted Street in Homewood, Illinois for \$43,000.00; and

WHEREAS, the corporate authorities of the Village have determined that the property is surplus and should be sold; and

WHEREAS, Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1) provides that the corporate authorities of a municipality by resolution may authorize the sale of surplus publicly-owned real estate; and

WHEREAS, the Board of Trustees on November 8, 2022 passed Resolution R-3129 declaring this property to be surplus and directing staff to solicit proposed contracts for purchase; and

WHEREAS, Resolution R-3129 was published in the Daily Southtown on November 15, 2022 as required by law; and

WHEREAS, the Village has received an offer to purchase the property from Wind Creek IL, LLC for Forty-Three Thousand Dollars (\$43,000.00) which is attached as Exhibit A to this resolution; and

WHEREAS, the Village has received an appraisal of the property prepared by an Illinois-licensed appraiser and has determined the proposed purchase price to be at least 80% of the property's appraised value.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois:

1. The Recitals set forth above are adopted and incorporated herein.
2. The Village President, Village Manager and Village Attorney are authorized to execute the attached real estate sales contract and take all action necessary to complete the sale of the property as described above.

This resolution approved this 12th day of September, 2023.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

Exhibit A
Sales Contract