

ORDINANCE M-2377

**AN ORDINANCE APPROVING A REAL ESTATE PURCHASE AND SALE
AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD
AND MUNIR BAWADI FOR PROPERTY AT 18155 DIXIE HIGHWAY**

WHEREAS, the Village of Homewood, Cook County, Illinois (the "Village") owns real estate at 18155 Dixie Highway; and

WHEREAS, Munir Bawadi has offered to purchase surplus real estate owned by the Village according to the terms of the Purchase and Sale Agreement attached to this Ordinance as Exhibit A to renovate the property and operate a restaurant; and

WHEREAS, as required by 65 ILCS 5/11-76-1, the Village approved Ordinance M-2359 on June 10, 2025, directing staff to publish a notice soliciting bids and proposals for the sale and redevelopment of this property; and

WHEREAS, the Village published notices on June 16, June 23, and June 30, 2025 in the Daily Southtown newspaper soliciting bids on the property; and

WHEREAS, the Village received three proposals to purchase and redevelop the property by the July 21, 2025 deadline established in the ordinance; and

WHEREAS, at the August 26, 2025 Village Board meeting, the President and Board of Trustees directed staff to negotiate a purchase and sale agreement for the property with Munir Bawadi and Bawadi Construction; and

WHEREAS, the President and Board of Trustees find it in the village's best interest to sell the property at 18155 Dixie Highway to Munir Bawadi so it can be redeveloped.

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

**SECTION ONE – APPROVAL AND AUTHORIZATION TO EXECUTE REAL ESTATE
PURCHASE AND SALE AGREEMENT.**

(a) The proposed Purchase and Sale Agreement between the Village and Munir Bawadi attached to this ordinance as Exhibit A is hereby approved. The Village President and Village Clerk are authorized to execute that Agreement.

(b) The Village Attorney or his nominee is authorized to close the transfer of this property to Munir Bawadi. The Village Attorney or his nominee, elected officials, and members of the Village staff, as appropriate, are authorized to execute all documents necessary to complete this transaction.

SECTION TWO – EFFECTIVE DATE.

This Ordinance shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 28th day of October, 2025.

By: _____
Village President

ATTEST:

Village Clerk

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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned do hereby certify that I am the Village Clerk of the Village of Homewood, Cook County, Illinois, and as such I am the keeper of the records and files of the President and Board of Trustees of said Village.

I do further certify that the attached and foregoing is a correct copy of an ordinance M-_____ entitled:

**AN ORDINANCE APPROVING A REAL ESTATE PURCHASE AND SALE
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as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on October 14, 2025, and as signed by the President of said Village on _____, 2025, all as appears from the official records of said Village in my care and custody.

In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on _____, 2025.

Village Clerk

(SEAL)

Exhibit A – Purchase and Sale Agreement

**Between the Village of Homewood
and Munir Bawadi
for 18155 Dixie Highway, Homewood**