

ORDINANCE M-2298

AN ORDINANCE APPROVING A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND ANIMESH (ANDY) KUMAR FOR SURPLUS VILLAGE-OWNED PROPERTY AT 2124 183RD STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, the Village of Homewood, Cook County, Illinois (the "Village") owns real estate at 2124 183rd Street (the "Property"); and

WHEREAS, the Property has been vacant for several years; and

WHEREAS, Section 11-76-1 of the Illinois Municipal Code (65 ILCS 5/11-76-1) authorizes a municipality to convey real estate by an ordinance passed by three-fourths of the corporate authorities if the Board of Trustees determines that retaining the Property is no longer in the best interests of the Village; and

WHEREAS, as required by Section 11-76-2 of the Illinois Municipal Code (65 ILCS 5/11-76-2), the Board of Trustees on June 13, 2023 approved Resolution R-3146 directing staff to publish a notice soliciting bids for the real estate containing an accurate description of the property, the purpose for which it is used, and the meeting when bids would be opened; and

WHEREAS, the Village published the bid solicitation on June 16, 2023, June 23, 2023, and June 30, 2023 in the Daily Southtown; and

WHEREAS, as of the bid deadline of July 25, 2023, the only bid received was from Animesh (Andy) Kumar ("Kumar") to purchase the Property for Forty-Seven Thousand Five Hundred Dollars (\$47,500.00); and

WHEREAS, the Village and Kumar have negotiated the Purchase and Sale Agreement attached to this Ordinance as Exhibit A to purchase and renovate the property; and

WHEREAS, Kumar has agreed to comply with the Village's permit and construction approval processes according to the project terms attached to this Ordinance as Exhibit B; and

WHEREAS, the President and Board of Trustees reaffirm their determination that retaining the Property is not in the village's best interests, and that the Village's interests would be better served by selling the Property to Kumar so it can be returned to the tax rolls and 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 attached Purchase and Sale Agreement between the Village and Kumar 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 Kumar. 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 11th day of June, 2024.

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 AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND DP HOMEWOOD LLC FOR PROPERTY AT 2124 183RD STREET

as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on June 11, 2024, and as signed by the President of said Village on June 11, 2024, 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 _____, 2024.

Village Clerk

(SEAL)

Exhibit A - Purchase and Sale Agreement

**Between the Village of Homewood
and Animesh (Andy) Kumar
for 2124 183rd Street, Homewood**

**Exhibit B - Permit Requirements
for 2124 183rd Street, Homewood**