

RESOLUTION NO. R- 3101

**A RESOLUTION APPROVING A PURCHASE CONTRACT FOR THE
OFFICE BUILDING AT 1221 175TH STREET, HOMEWOOD,
COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Homewood (the "Village") is a non-home rule unit of local government authorized to acquire title to real property for public purposes; and

WHEREAS, the commercial office building at 1221 175th Street, Homewood is currently offered for sale by its owner, 7841 Pines Boulevard LLC; and

WHEREAS, this three-story office building in the Northeast Tax Increment Financing District has been vacant for several years and has been cited numerous times for property maintenance violations; and

WHEREAS, the Village has recorded numerous liens against the property to recover costs incurred by the Village to remove debris and remediate nuisance vegetation on the property; and

WHEREAS, the Village has filed suit against the property owner in the Circuit Court of Cook County to require it to either demolish the property or bring it into compliance with local codes; and

WHEREAS, in the opinion of the corporate authorities of the Village of Homewood, it is in the Village's best interests to acquire this building in order to bring it into compliance with local codes and restore its functionality.

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

SECTION ONE - RECITALS:

The Corporate Authorities find that the above recitals are full, true, and correct and incorporate them into this Resolution as legislative findings.

SECTION TWO – APPROVAL OF SPECIAL WARRANTY DEED:

The Corporate Authorities of the Village approve the contract attached to this resolution as Exhibit A. The Village President, Village Manager, Village Attorney and all other necessary Village officials to authorized to take all actions required to complete the purchase of this property as provided in the attached contract .

SECTION THREE – EFFECTIVE DATE:

This resolution shall be in full force after its passage, approval, and publication under the law.

PASSED and APPROVED this 22nd day of February, 2022.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____

Exhibit A – Recorded Special Warranty Deed