
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2021-009**

**AN ORDINANCE AUTHORIZING THE SALE OF MUNICIPALLY
OWNED REAL PROPERTY LOCATED AT 13747 S. WESTERN
AVENUE TO GK REAL ESTATE GROUP LLC.**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
JAMES KLINKER**

**ANNETTE ALEXANDER
WILLIAM CAZARES
KEVIN DONAHUE
BILL FAHRENWALD
JOHNNY RINGO HILL
RAEANN CANTELO-ZYLMAN
ALLAN STEVO**

Aldermen

ORDINANCE NO. 2021-009

AN ORDINANCE AUTHORIZING THE SALE OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 13747 S. WESTERN AVENUE TO GK REAL ESTATE GROUP LLC

WHEREAS, the City Council passed Resolution 2020-015 on April 28, 2020, that authorized the staff of the City of Blue Island to sell a parcel of real property located at 13747 S. Western Avenue, Blue Island, Illinois, described in the appraisal prepared by The Gorman Group Ltd. as two buildings, the larger of which is dilapidated and should be razed, which the Corporate Authorities determined was surplus real estate and should be sold in accordance with the provisions of 65 ILCS 5/11-76-4.1 (2018); and

WHEREAS, Resolution 2020-015 was published in the Daily Southtown, Inc., on October 1, 2020 as required by 65 ILCS 5/11-76-4.1 (2018) (a true and correct copy of the publication is attached hereto as Exhibit "A");

WHEREAS, one offer to purchase said property has been submitted by GK Real Estate Group, LLC, an Illinois Limited Liability Company, with offices at 13611 Thornton Road, Suite 101, Blue Island, IL 60406. The principal member of this Limited Liability Company is Nick Karnavas; and

WHEREAS, said offer sets forth a purchase price of \$40,000.00, which is 80% of the appraised value of the property as determined from the appraisal prepared by The Gorman Group Ltd., Commercial Real Estate Consultant, as of June 15, 2018; and

WHEREAS, a true and correct copy of the Purchase and Sale Agreement containing the offer to purchase is attached hereto as Exhibit "B."

WHEREAS, the Corporate Authorities find and determine that the best interests of the City of Blue Island and its residents will be served by the acceptance of the offer submitted by GK

Real Estate Group LLC, and the sale of the real property to this entity for the amount of the offer of \$40,000.00.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION ONE

The foregoing recitals are incorporated herein as findings of the Corporate Authorities.

SECTION TWO

The offer of GK Real Estate Group, LLC, in the amount of \$40,000.00 is hereby accepted by the City Council of the City of Blue Island for the sale of the real property.

SECTION THREE

The Mayor is hereby authorized and directed to sign and the City Clerk is hereby authorized and directed to attest to a contract for the sale of the real property, pursuant to the terms contained in Exhibit "B," and after review by the City Attorney.

SECTION FOUR

Upon satisfaction of the terms of the aforesaid contract and upon the payment or securing of the aforesaid offer price in the manner provided in said contract, the Mayor is hereby authorized and directed to convey and transfer the real property to GK Real Estate Group LLC, by a proper Quit Claim Deed or other deed of conveyance, stating therein the aforesaid consideration, and the City Clerk is hereby authorized to acknowledge and attest such deed and to affix thereto the seal of the City of Blue Island.

SECTION FIVE

The Mayor and the Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to the conveyance herein authorized.

SECTION SIX

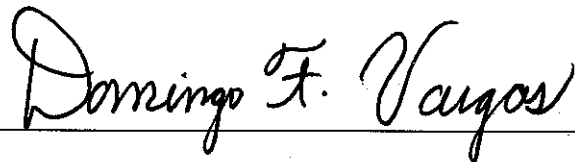
This Ordinance shall be in full force and effect from and after its passage, by a vote of at least two-thirds of the corporate authorities now holding office, and approval in the manner provided by law.

Intentionally Left Blank

ADOPTED this 13th day of April, 2021, pursuant to roll call as follows:

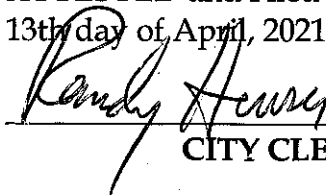
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman ALEXANDER	X				
Alderman BILOTTO	X				
Alderman CAZARES	X				
Alderman RITA	X				
Alderman DONAHUE			X		
Alderman HAWLEY	X				
Alderman FAHRENWALD	X				
Alderman MECH	X				
Alderman HILL	X				
Alderman CANTELO-ZYLMAN	X				
Alderman CARR	X				
Alderman STEVO			X		
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
	12		2		

APPROVED: this 13th day of April, 2021.



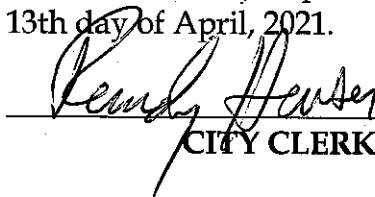
**MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS**

ATTESTED and Filed in my office this
13th day of April, 2021.



CITY CLERK

PUBLISHED in pamphlet form this
13th day of April, 2021.



CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, RANDY HEUSER, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **April 13, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 009** Entitled:
AN ORDINANCE AUTHORIZING THE SALE OF MUNICIPALLY OWNED REAL PROPERTY LOCATED AT 13747 S. WESTERN AVENUE TO GK REAL ESTATE GROUP LLC.

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021 - 009** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **April 13, 2021** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **13th** day of **April, 2021**.

CORPORATE SEAL

CITY CLERK

EXHIBIT "A"

Publication of Legal Notice of Resolution 2020-015

Chicago Tribune

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Order ID: 6780495

* Agency Commission not included

GROSS PRICE * : \$285.01

PACKAGE NAME: IL Govt Legal Daily Southtown

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GROSS PRICE * : \$285.01

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Thursday, October 1, 2020

Color Spec. B/W

Preview

RESOLUTION NO. 2020-015
A RESOLUTION AUTHORIZING
CITY STAFF TO CONDUCT THE
SALE
OF THE PROPERTY COMMONLY
KNOWN AS 13747 S. WESTERN
AVENUE,
BLUE ISLAND, ILLINOIS, WITH
PROPERTY INDEX NUMBERS
28-01-203-009-0000 AND 29-06-
106-041-0000

WHEREAS, the City of Blue
Island, Cook County, Illinois
("City") is a duly organized and
validly existing non home-rule
municipality created in accord-
ance with the Constitution of
the State of Illinois of 1970 and
the laws of the State; and

WHEREAS, the City is the owner
of a parcel of real estate com-
monly known as 13747 S. West-
ern Avenue, Blue Island, Illinois
60406, identified by Property
Index Numbers 28-01-203-009-
0000 and 29-06-106-041-0000,
and legally described in Exhibit
A, attached hereto and made a
part of this Resolution ("Prop-
erty"); and

WHEREAS, the Property is im-
proved with a vacant structure
and vacant pole barn and is lo-
cated in an I-1 Industrial Zoning
District; and

WHEREAS, the lots on which
the buildings are located are
approximately 61,895 square
feet (29-06-106-041) and 22,372
square feet (28-01-203-009); and

WHEREAS, pursuant to Section
11-76-4.1 of the Illinois Munic-
ipal Code, 65 ILCS 5/11-76-4.1,
the City is empowered to pro-
vide for the sale of surplus pub-
lic real estate; and

WHEREAS, the Property is not
necessary or appropriate, required
for the use of, or profitable to
the City, and is therefore surplus
property; and

WHEREAS, the market value of
the Property has been deter-
mined in writing by a state certi-
fied appraiser to be \$50,000.00
("Appraised Value") and that
appraisal is available for public
inspection at the office of the
City of Blue Island, 13051 Green-
wood Avenue, Blue Island, IL
60406; and

WHEREAS, this property should
be offered for sale by the City of
Blue Island in accordance with

Chicago Tribune

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Order ID: 6780495

* Agency Commission not included

GROSS PRICE * : \$285.01

PACKAGE NAME: IL Govt Legal Daily Southtown

the terms and provisions of 65 ILCS 5/11-74.1 and WHEREAS, the City directs its staff to conduct the sale of the Property in accordance with the terms and conditions of 65 ILCS 5/11-76-4.1.

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows: SECTION 1: The Recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: The Property is surplus public real estate and it is not necessary, appropriate, required for the use of or profitable to the City. The City has received a written appraisal from a state certified appraiser that the Appraised Value of the Property is \$50,000.00.

SECTION 3: The City's staff is directed to conduct the sale of the Property pursuant to 65 ILCS 11-76-4.1 and present an offer to purchase made in accordance with the statutory requirements to the Mayor and City Council for their consideration.

SECTION 4: This Resolution shall be published one time in a newspaper that complies with the statutory requirements for such publication.

SECTION 5: This Resolution shall be in full force and effect from and after its passage and approval.

EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 2 IN GEISSLERS SUBDIVISION HERINAFTER SET FORTH DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 373.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO THE CENTER LINE OF SAID SLOUGH; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SLOUGH TO THE EAST LINE OF WABASH ROAD (OR WESTERN AVENUE); THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID WABASH ROAD TO A POINT 235.48 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 2 MEASURED ON THE EASTERLY LINE OF SAID WABASH ROAD; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION ALONG THE NORTH LINE OF LAND CONVEYED BY EDWARD L. SAUERBIER AND DORA SAUERBIER, HIS WIFE TO JAMES A. DEAMBROSE AND ALFREDA W. DEAMBROSE, HIS WIFE, RECORDED AS DOCUMENT NUMBER 13334834, 144 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE LAND CONVEYED BY SAID DOCUMENT;

Chicago Tribune

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Order ID: 6780495

* Agency Commission not included

GROSS PRICE * : \$285.01

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THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 200 FEET; THENCE WEST PARALLEL WITH THE LINE SOUTH LINE OF SAID SUBDIVISION, 2.54 FEET; THENCE SOUTH 35 FEET PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 134.26 FEET TO POINT OF BEGINNING (EXCEPT FROM SAID PREMISES THE SOUTH 235 FEET THEREOF) AFORESAID GEISSLERS SUBDIVISION BEING A SUBDIVISION OF LOTS 27, 28, 28 "A" AND THAT PART OF CALUMET SLOUGH WHICH LIES NORTH OF SAID LOTS AND SOUTH OF CENTER OF SLOUGH IN ENGLANDS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WABASH ROAD AND SOUTH OF CALUMET SLOUGH ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1891 AS DOCUMENT NUMBER 1437025 (HEREINAFTER CALLED THE PREMISES) IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 28-01-203-009-0000 and 29-06-106-041-0000

Address of Real Estate: 13747 S. Western Avenue, Blue Island, IL 60406
10/1/2020 6780495

EXHIBIT "B"

**REAL ESTATE CONTRACT WITH
GK REAL GROUP LLC
TO PURCHASE PROPERTY COMMONLY KNOWN
AS 13747 S. WESTERN AVENUE, BLUE ISLAND, ILLINOIS**

Real Estate Contract

SELLER: CITY OF BLUE ISLAND

ADDRESS:

BUYER: GK REAL ESTATE GROUP, LLC

ADDRESS: 13611 Thornton Road Suite 101 Blue Island, IL. 60406

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate on the terms and conditions herein set forth:

DESCRIPTION OF PROPERTY: The property commonly known a 13747 S. Western, Blue Island, IL, including the entirety of the following parcels:

28-01-203-009-0000

29-06-106-041-0000

STREET ADDRESS: 13747 S. Western, Blue Island, IL

APPROXIMATE LOT SIZE: Per survey

Personal property presently on the premises

PRICE AND TERMS:

PURCHASE PRICE: \$40,000.00

EARNEST MONEY DEPOSIT: None

BALANCE DUE AT CLOSING \$ 40,000.00 plus or minus closing costs and prorations

CLOSING:

The closing date will be determined at a later date by both parties at the office of the title insurance company closest to the subject property.

POSSESSION:

Seller shall deliver possession to Buyer at closing.

TITLE EVIDENCE:

The seller, at seller's expense, shall provide a title insurance commitment and a title insurance policy, subject only to the following:

1. Covenants, conditions, restrictions, and exceptions approved by the buyer;
2. Property taxes for the year 2020 and beyond with all prior years' taxes paid

The title insurance commitment and policy shall additionally have the following coverages at the Buyer's expense. The Buyer shall be responsible to provide everything at Buyer's expense which the title insurance company may require for such coverages:

1. Extended Coverage, insuring over all General or Standard Exceptions;
2. PIN endorsement, insuring that the Permanent Index Numbers shown on the title insurance commitment and policy affect only the subject property and no other property, and that the subject property is not affected by any other Permanent Index Numbers
3. Location Endorsement insuring that the address of the property is 13747 S. Western, Blue Island, IL
4. EPA Endorsement

ESCROW CLOSING

As this is a cash transaction, the parties agree to each pay one-half (1/2) of the title company's escrow closing fee.

CLASS 8 APPROVAL CONTINGENCY

This contract is contingent upon Class 8 Approval being formally granted prior to closing, and should this not occur, the buyer may elect to either extend the closing date until such time as Class 8 Approval is given or to terminate the contract and receive a full return of all earnest money.

PROPERTY TAXES

The 2019 tax bills for this property were exempt and no taxes were billed. No credit for 2020 or 2021 taxes will be given at closing. However, should any amounts be billed by Cook County for the 2020 taxes

In calendar year 2021, or the 2021 taxes in calendar year 2022, the parties agree to prorate such taxes and the seller will pay to the buyer the seller's prorated share of such taxes within twenty-one (21) days of issuance of the second installment 2020 tax bill (for the 2020 taxes) and the second installment 2021 tax bill (for the 2021 taxes). This provision shall survive closing and shall not merge with the deed.

CONVEYANCES, LIENS, ENCUMBRANCES:

Seller shall convey, or cause to be conveyed, title to the Buyer by a Quitclaim deed subject to (a) general real estate taxes for 2020 and subsequent years (though the parties agree that this language on the deed shall not absolve seller of seller's obligations under the PROPERTY TAXES provision above), (b) building lines which are referenced in the title commitment and shown on the Plat of Survey; (c) building codes and ordinances; (d) zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; (e) easements for public utilities which do not underlie the improvements on the property and which are shown on the title commitment and Plat of Survey.

DAMAGE BY CASUALTY BEFORE CLOSING:

If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, and should the seller not elect to repair and restore all fire/casualty damage, the buyer may, at buyer's option, terminate the contract.

SURVEY: None

ATTORNEYS:

Seller's Attorney:

Buyer's Attorney:

David Vicek
9944 S. Roberts Rd.
Suite 104
Palos Hills, IL 60465
davidvicek@sbcglobal.net
(708) 233-0500
Fax (708) 233-0530

INSPECTION:

The sale of the property is in its "As is" condition without any warranty or representations from Seller as to its condition.

PAYMENT OF FINAL UTILITY BILLS AND COMPLIANCE WITH MUNICIPAL TRANSFER / INSPECTION REQUIREMENTS

Seller, at seller's expense, shall provide proof of final payment of all utility bills to the date of closing and compliance with all municipal transfer/ inspection requirements, including obtaining transfer stamps, if any are required for this transaction.

GENERAL CONDITIONS AND STIPULATIONS:

- (a) Both Seller and Buyer agree to execute all documents and provide all information necessary to enable any lender to issue a commitment for mortgage or trust deed and to close this sale.
- (b) All notices herein required shall be in writing and shall be served upon the parties at the addresses shown on this contract or upon the attorney for such party. Notice by fax transmission or U.S. Mail Regular (non-certified and non-registered) delivery shall constitute sufficient notice.
- (c) Prior to closing, Buyer shall have the right to enter into and inspect the premises.
- (d) All portions of this contract which provide for performance after closing shall survive closing and shall not merge with the deed.

This contract and riders numbered _____, attached hereto and incorporated herein, shall be executed and one copy thereof delivered to Seller and one copy to Buyer.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF YOU DO NOT UNDERSTAND OR AGREE TO ANY OF ITS TERMS, DO NOT SIGN IT.

BUYER: *[Signature]* SELLER: *[Signature]*
M. Alford Z. Gault

Date: *4-7-21*

Date: *4-14-21*