

**NOTICE IS HEREBY GIVEN** by the Town of Cicero, Cook County, Illinois, that proposals will be received for the sale of the property described below, which the Town has deemed surplus property and authorized for sale by Town Resolution Number 236-06, which is on file and available at the Office of the Town Clerk as addressed below.

- CONTRACT PROPOSAL DUE DATE: The above described proposals will be received up to the hour of 11:00 AM on Friday, December 22, 2006, in the offices of the Town Clerk, Town of Cicero, 4937 W. 25th Street, Cicero, Illinois 60804, (addressed to the Town Clerk, Marylin Colpo) or the Cicero Public Safety Building, 5410 West 34<sup>th</sup> Street, Cicero, Illinois (addressed to the Town Clerk, Marylin Colpo , c/o Kathy Ordman)(if delivery occurs on a Friday) and thereafter reviewed by the corporate authorities of the Town of Cicero, Illinois 60804.

- PROPOSAL INFORMATION DISCLOSURE: All applicable documents are available upon request of the Project Manager for the Town, Craig Pesek, Town of Cicero, 4937 West 25th Street, Cicero, Illinois 60804 after 12:00 PM December 15, 2006 at 708-656-3600; ext. 383. No documents will be issued to requestors after 5:00 PM on December 20, 2006. PLEASE BE ADVISED THAT PREFERENCE WILL BE GIVEN TO NEIGHBORING PROPERTY OWNERS DESIRING TO PURCHASE ADJECENT PROPERTIES. THE DUE DATES DEADLINE AS SET FORTH ABOVE ARE SUBJECT TO CHANGE WITH SIMILAR NOTIFICATIONS AS SET FORTH HEREIN AND IN ALL INSTANCES IN ACCORD WITH ALL APPLICABLE LAWS, CODES AND PROVISIONS. PLEASE BE ADVISED THAT THE PROPERTIES IN QUESTION ARE BEING SOLD IN ACCORD WITH THE PROVISIONS OF SECTION 5/11-76-4.1 OF THE ILLINOIS MUNICIPAL CODE.

## Non-standard Lots Ready for Sale

Town Owned Real Estate							
Address	Street	Pin #	Surplus Prop	Description	Dimensions	Sq. Ft.	Zoning
1237	S 48th Ct	16-21-207-019-0000	X	Vacant Grass Lot- Undersized	25 x 122.01	3,050	R-1
1320	S 48th Ct	16-21-214-034-0000	X	Vacant Grass Lot- Undersized	25 x 125.52	3,138	C-1
1508	S 48th Ct	16-21-230-020-0000	X	Vacant Grass Lot- Undersized	25 x 125.73	3,143	R-1
1521	S 48th Ct	16-21-231-010-0000	X	Vacant Grass Lot- Undersized	25 x 125.23	3,056	R-1
1337	S 49th Ave	16-21-214-019-0000	X	Vacant Grass Lot- w/ 1339 some concrete foundation on lot Total=6,280	25 x 125.6	3,140	C-1
1339	S 49th Ave	16-21-214-020-0000	X	Vacant Grass Lot- w/ 1337 Total=6,280 Sq Ft.	25 x 125.6	3,140	C-1
1345	S 49th Ave	16-21-214-023-0000	X	Vacant Grass Lot w/ 1347 Total=6,259	25 x 125.6	3,140	C-1
1347	S 49th Ave	16-21-214-024-0000	X	Vacant Grass Corner Lot w/ 1345 Total=6,259	24.83 x 125.6	3,119	C-1
1410	S 49th Ave	16-21-221-027-0000	X	Vacant Grass Lot- Undersized	25 x 125.6	3,140	R-1
1411	S 49th Ave	16-21-222-006-0000	X	Vacant Grass Lot w/ 1413 Total=6,268 Sq Ft.	25 x 125.37	3,134	R-1
1413	S 49th Ave	16-21-222-007-0000	X	Vacant Grass Lot w/ 1411 Total=6,268 Sq Ft.	25 x 125.37	3,134	R-1
1418	S 49th Ave	16-21-221-031-0000	X	Vacant Grass Lot- Undersized	25 x 125.6	3,140	R-1
1426	S 49th Ave	16-21-221-035-0000	X	Vacant Grass Lot w/ 1428 Total=6,268 Sq Ft.	25 x 125.6	3,140	R-1
1428	S 49th Ave	16-21-221-036-0000	X	Vacant Grass Lot w/ 1426 Total=6,268 Sq Ft.	25 x 125.6	3,140	R-1
1442	S 49th Ave	16-21-221-043-0000	X	Vacant Grass Lot- Undersized	25 x 125.37	3,134	R-1
1443	S 49th Ave	16-21-222-022-0000	X	Vacant Grass Lot- Undersized	25 x 125.37	3,134	R-1
1507	S 49th Ave	16-21-230-003-0000	X	Fenced Grass Lot w/ trees currently split by neighbor's fence	25 x 125.73	3,143	R-1
3212	S 49th Ave	16-33-213-023-0000	X	Vacant Grass Lot- Undersized	25 x 120	3,000	R-3
1413	S 49th Ct	16-21-221-006-0000	X	Vacant Grass Lot- Undersized w/ trees	25 x 125.6	3,140	R-1
1425	S 49th Ct	16-21-221-012-0000	X	Vacant Grass Lot- Undersized w/ foundation lines	25 x 125.37	3,134	R-1
1325	S 50th Ave	16-21-212-012-0000	X	Vacant Grass Lot- Undersized w/ fence	25 x 125.55	3,139	R-1

1333	S 50th Ave	16-21-212-016-0000	X	Vacant Grass Lot w/ 1335 Total=6,278 Sq Ft. foundation lines	25 x 125.55	3,139	R-1
1335	S 50th Ave	16-21-212-017-0000	X	Vacant Grass Lot w/ 1333 Total=6,278 Sq Ft.	25 x 125.55	3,139	R-1
1419	S 50th Ave	16-21-220-009-0000	X	Vacant Grass Lot w/ 1421 Total=6,280 Sq Ft.	25 x 125.6	3,140	R-1
1421	S 50th Ave	16-21-220-010-0000	X	Vacant Grass Lot w/ 1419 Total=6,280 Sq Ft.	25 x 125.6	3,140	R-1
1429	S 50th Ave	16-21-220-014-0000	X	Vacant Grass Lot- Undersized w/ trees	25 x 125.6	3,140	R-1
1318	S 50th Ct	16-21-210-032-0000	X	Vacant Fenced Grass Lot- Undersized w/ trees	25 x 125.55	3,139	R-1
1518	S 50th Ct	16-21-226-025-0000	X	Vacant Fenced Grass Lot- Undersized	25 x 125.78	3,145	R-1
1214	S 51st Ave	16-21-201-030-0000	X	Vacant Gravel Lot	25 x 125.52	3,138	R-1
*(All uses consistent with Zoning Designation)							

4937 West 25th Street  
Cicero, IL 60804  
(p) 708-656-3600

Cicero Annex Building  
5116 West 14th Street  
Cicero, IL 60804  
(p) 708-656-3600 x 490

Cicero Public Safety Building  
5410 West 34th Street  
Cicero, IL 60804  
(p) 708-656-3600 x 537

**RESOLUTION NO. 236-06**

**A RESOLUTION AUTHORIZING THE SALE OF CERTAIN SURPLUS REAL ESTATE FOR THE TOWN OF CICERO, COUNTY OF COOK, STATE OF ILLINOIS.**

WHEREAS, the Town of Cicero (the “Town”) was created by a charter enacted by the Illinois General Assembly (the “Charter”); and

WHEREAS, the Corporate Authorities of the Town (as defined below) are governed by the Charter and the Constitution of the State of Illinois and the statutes of the State of Illinois when not specified in the Charter; and

WHEREAS, the Town is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the Town may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Town owns certain parcels of public real estate (collectively, the “Real Estate” and individually a “Parcel”), described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the common address, size, use and zoning of each Parcel are set forth in Exhibit A; and

WHEREAS, the Corporate Authorities have determined that the Real Estate is no longer necessary or useful for the operations of the Town; and

WHEREAS, the Corporate Authorities are of the opinion that it is not in the best interests of the Town to retain title to the Real Estate; and

WHEREAS, the Corporate Authorities are also of the opinion that the Real Estate is surplus real estate and therefore desire to dispose of the Real Estate; and

WHEREAS, the Corporate Authorities deem that it is in the best interests of the Town and its residents to determine the value of the real estate as determined by a written certified appraisal, which will allow for the effective and efficient disposition of the Real Estate at a fair value for the Town; and

WHEREAS, the Corporate Authorities are also of the opinion that the sale of the Real Estate should be conducted by the Town's staff, independent contractors and/or agents (collectively, "Town Staff"); and

WHEREAS, the Corporate Authorities believe it is in the best interests of the Town to authorize the President to enter into certain contracts for the sale and disposition of the Real Estate (the "Form Agreements," a copy of which is attached hereto and incorporated herein as Exhibit B) and authorize the Town Attorney (the "Attorney") to revise the Form Agreements for the Town making such insertions, omissions and changes as shall be approved by the President and the Attorney to allow for the disposition of the Real Estate; and

WHEREAS, the terms of the Form Agreements require: (a) every purchaser of a Parcel to place no less than one-half of the purchase price of the Parcel in escrow as Earnest Money; (b) close on the purchase of the Parcel no later than December 15, 2006; (c) obtain all necessary demolition permits for all structures on the Parcel within ninety (90) calendar days after closing; (d) demolish all structures on the Parcel within thirty (30) calendar days of obtaining the necessary demolition permits; (e) construct new structures on the Parcel or record a declaration against the title to the Parcel whereby the Parcel will not be developed; and (f) if the Parcel is to be developed, file for occupancy permits for the use of the structure on the Parcel within three hundred (300) calendar days after the closing; and

WHEREAS, the Corporate Authorities also believe it is in the best interests of the Town to authorize the President, Attorney and Town Staff to take all additional steps to allow for the sale and disposition of the Real Estate in accord with Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1 (Lexis 2006)) and ratify all such steps previously taken; and

NOW, THEREFORE, BE IT RESOLVED by the President and the duly authorized Board of Trustees of the Town of Cicero, County of Cook, State of Illinois, as follows:

**ARTICLE I.  
IN GENERAL**

**Section 1.0 Findings.**

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

**Section 2.0 Purpose.**

The purpose of this Ordinance is to authorize: (1) the sale and disposition of the Real Estate by the Town on or prior to December 15, 2006 and (2) the performance of all necessary steps to ensure the sale and disposition of the Real Estate.

**ARTICLE II.  
AUTHORIZATION**

**Section 3.0 Authorization.**

That the Town Board hereby authorizes and directs the President or his designee to take all necessary steps including, without limitation, soliciting potential purchasers of the Real Estate to purchase the Real Estate, marketing the Real Estate for purchase, hiring professional experts and persons providing professional real estate services to obtain such

services to allow for the disposition of the Real Estate, and executing the Form Agreements in accordance with the terms set forth therein, or any modification thereof, and to ratify any and all previous action taken to effectuate the intent and purpose of this Resolution. The Town Board further authorizes and directs the President or his designee to execute all applicable agreements, with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Town Clerk is hereby authorized and directed to attest to and countersign any and all agreements and any such other documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Town Clerk is also authorized and directed to affix the Seal of the Town to such documents as is deemed necessary. The Town Clerk is further directed and authorized to publish this Resolution, at the first opportunity after its passage, in a newspaper published and of general circulation in the Town.

**ARTICLE III.  
HEADINGS, SAVINGS CLAUSES, PUBLICATION,  
EFFECTIVE DATE**

**Section 4.0 Headings.**

The headings of the articles, sections, paragraphs and sub-paragraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

**Section 5.0 Severability.**

The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative,

unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.0 Superseder.**

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

**Section 7.0 Publication.**

A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Town as provided by the Illinois Municipal Code, as amended.

**Section 8.0 Effective Date.**

This Resolution shall be effective and in full force immediately upon passage and approval.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006, pursuant to a roll call vote as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Viruso	X			
Alanis	X			
Reitz	X			
Ayala	X			
Punzo-Arias			X	
Raleigh	X			
Walsh	X			
(President Dominick)				
<b>TOTAL</b>				

**APPROVED** by the President on \_\_\_\_\_, 2006

\_\_\_\_\_  
 Larry Dominick  
 LARRY DOMINICK  
 PRESIDENT

**ATTEST:**

\_\_\_\_\_  
 Marilyn Colpo  
 MARYLIN COLPO  
 TOWN CLERK