

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of local government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Seller (as hereafter defined) owns the property located at 1725 North Harlem Avenue, Chicago Illinois 60607, as legally described on Exhibit A attached hereto (the "Property"), which is located in the Austin Community Area; and

WHEREAS, the Property is owned by Chicago Title Land Trust Company, an Illinois corporation under Trust Number 2477, as Successor Trustee to LaSalle Bank National Association under Trust Number 2477, as Successor Trustee to American National Bank and Trust Company of Chicago, under Trust Number 2477, as Successor Trustee to NBD Trust Company of Illinois, as Trustee under Trust Agreement dated August 15, 1986, and known as Trust Number 2477, also known as Bank of Elk Grove, as Trustee under Trust Number 2477 (the "Land Trust"); and

WHEREAS, the beneficiaries of the Land Trust are Michael J. Brindise, Charles P. Brindise, and the Sereno H. Bondioli Trust dated January 26, 1999, of which Sereno H. Bondioli is the sole beneficiary (collectively, the "Land Trust Beneficiaries") and, together with the Land Trust, the "Seller"; and

WHEREAS, the Property consists of approximately 53,416 square feet and is improved with a building comprised of approximately 4,117 square feet; and

WHEREAS, the City, acting by and through its Department of Fleet and Facility Management ("2FM"), desires to purchase the Property in order to re-establish the Chicago Public Library's Galewood Mont-Claire Branch Library, which was previously housed in the Rutherford Sayre Park Fieldhouse at 6871 W. Belden Avenue but has been closed since 2020, and Seller has agreed to sell the Property to the City for Two Million Eight Hundred Eighty-four Thousand and 00/100 Dollars (\$2,884,000.00) (the "Purchase Price"); and

WHEREAS, the City and the Seller signed a non-binding Letter of Intent regarding the sale of the Property on January 15, 2026, which is attached hereto as Exhibit B; and

WHEREAS, the Purchase Price for the Property shall be paid from legally available funds of the City, which are hereby appropriated for such purpose; *now, therefore*,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals, findings and statements of fact are hereby adopted as the findings of the City Council.

SECTION 2. It is hereby determined, declared and found that it is useful, desirable and necessary that the City acquire the Property for a branch library and other public purposes.

SECTION 3. The City's purchase of the Property from the Seller for the Purchase Price, plus closing costs and post-closing adjustments and other amounts due and payable under the Purchase Agreement (as hereafter defined), together with the City's performance of its other obligations and indemnity undertakings under the Purchase Agreement, are hereby approved.

SECTION 4. The Commissioner of 2FM (the "**2FM Commissioner**"), or a designee of the 2FM Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute, and deliver a purchase agreement for the Property ("**Purchase Agreement**"), and to execute such other documents and take such other actions as may be necessary or appropriate to consummate the City's purchase of the Property and to accept a deed to the Property, with such changes, deletions, insertions, terms and provisions, including indemnification, as the 2FM Commissioner deems appropriate.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall be effective upon its passage and approval.