

ORDINANCE

WHEREAS, the City of Chicago ("City") is a duly constituted and existing municipality within the meaning of Section 1, Article VII, of the 1970 Constitution of the State of Illinois ("Constitution"), and is a home rule unit of local government under Section 6(a), Article VII, of the Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Maribel Arroyo is the beneficial owner (the "Beneficiary") under Chicago Title and Trust Company Trust Agreement dated 1/22/2020 and known as trust number 8002382648 (the "Land Trust," and collectively with the Beneficiary, the "Owner") of the property located at 1751 North Harlem Avenue, Chicago, Illinois 60707, as legally described on Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owner desires to sell the Property to the City for Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) (the "Purchase Price"), and the City, acting by and through its Department of Fleet and Facility Management ("2FM"), desires to purchase the Property for the Purchase Price to serve as the Galewood-Mont Clare Chicago Public Library Branch; 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 public purposes, including the operation of a public library branch.

SECTION 3. The City's purchase of the Property from the Owner 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"), consistent with the Letter of Intent attached hereto as Exhibit B, and to execute such other documents and take such other actions as may be necessary or appropriate to consummate the City's acquisition of the Property and to accept a deed to the Property, with such changes, deletions, insertions, terms and provisions, including indemnification, as the 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.