



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-2343, **Version:** 1

PROPOSED RESOLUTION

DECLARING CERTAIN REAL ESTATE TO BE EXCESS, AND NOT COMMERCIALY MARKETABLE AND CONVEYING THE REAL ESTATE TO THE VILLAGE OF WESTCHESTER, ILLINOIS THROUGH DELIVERY OF A QUIT CLAIM DEED

WHEREAS, the County of Cook is the owner of certain real estate (the “Real Estate”) located in the Village of Westchester, Illinois; and

WHEREAS, the Cook County Department of Highways has determined that the Real Estate is surplus, and is no longer needed for highway purposes; and

WHEREAS, the Director of Real Estate and Property Management has advised the Board of Commissioners of Cook County (the “Board”) that the Real Estate is not essential for County purposes and is not commercially marketable, as defined in Cook County Code Chapter 66, Section 66-2; and

WHEREAS, the Village of Westchester (the “Village”) desires to acquire the Real Estate and has proposed an Ordinance declaring that it is necessary or convenient for the Village to use, occupy and improve the Real Estate for a public purpose; and

WHEREAS, the Westchester Ordinance states that the Village will utilize the Real Estate for the purpose of parking for a proposed Senior Center to be developed by the Village on adjacent property (the “Project”) or, if such use becomes impracticable, will use the Real Estate for another public purpose; and

WHEREAS, Cook County is empowered, by its home rule authority and by statutory authority, including the Local Government Property Transfer Act, 50 ILCS 605/0.01 et seq., to convey the Real Estate to the Village; and

WHEREAS, based upon such authority and in reliance on the findings of the Westchester Ordinance, the Board adopts this Resolution by a vote of two-thirds or more of its members;

NOW, THEREFORE, be it resolved by the Board of Commissioners of Cook County, Illinois as follows:

Section 1: The foregoing recitals are incorporated herein as findings of the Board of Commissioners of Cook County, Illinois.

Section 2: The Real Estate is hereby declared to be excess, and not commercially marketable. The President of the Board or the Director of Real Estate is hereby authorized to execute and deliver, on behalf of the County of Cook, a Quit Claim Deed conveying the Real Estate to the Village for a public purpose, subject to the covenants, conditions and restrictions contained therein, for a nominal consideration.

Section 3: The President of the Board, the Cook County Comptroller, or the Director of Real Estate Management, are hereby authorized to execute and deliver any and all other documents or instruments and take any and all steps necessary or desirable to effectuate such conveyance.

Section 4: This Resolution shall be in full force and effect from and after the later of passage of the Westchester

Ordinance and passage and approval of this Resolution in the manner provided by law.