ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City, through the foreclosure of demolition liens, tax sales and other methods of acquisition, has acquired title to thousands of parcels of vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

WHEREAS, the City, through the Department of Planning and Development (the "Department") seeks to return these parcels of vacant land to private ownership and productive use; and

WHEREAS, the City is the owner of the vacant land located at 4451 S. Vincennes Avenue, Chicago, IL 60653 (the "City Land") and legally described on Exhibit A attached hereto; and

WHEREAS, McBrearty Construction Company, an Illinois corporation ("Grantee"), owns the property located at 4445 S. Vincennes Avenue, PIN 20-03-409-006-0000, (the "Grantee Property"); and

WHEREAS, the Grantee is constructing on Grantee Property a 6-unit residential building with roof decks and a 6-car garage with a roof deck; and

WHEREAS, the market value of the City Land based on a market valuation dated October 25, 2025, is $233,200.00 (the "Purchase Price"); and

WHEREAS, Grantee has offered to purchase the City Land for the Purchase Price to construct a 3-car garage with a roof deck on the City Land as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

WHEREAS, after construction on the Grantee Property and the Project, Grantee will be providing a total of 9-dwelling units and 9-garage spaces; and

WHEREAS, public notices advertising the Department's intent to enter into a negotiated sale of the City Land with Grantee and requesting alternative proposals appeared on the City's ChiBlockBuilder website from April 1, 2025 to May 16, 2025 and in the Chicago Tribune on April 1,8,15, and 29, 2025; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notices; ***now therefore,***

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The City Council hereby approves the sale of the City Land to Grantee in its "as is" condition for the Purchase Price.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the City Land to Grantee, or to a land trust of which Grantee is the sole beneficiary, or to an entity of which Grantee is the sole controlling party or which is comprised of the same principal parties, in substantially the form attached hereto as Exhibit C.

SECTION 4. The Commissioner of the Department (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized, subject to the review and approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such other documents and take such other actions as may be necessary or appropriate to carry out and comply with the provisions of this ordinance. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

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 take effect upon its passage and approval.

Attachments: Exhibit A – Legal Description of City Land
Exhibit B – Drawings and Site Plan
Exhibit C – Form of Deed