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Chicago Title

Doc# 2232041162 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 11/16/2022 02:22 Pm PG: 1 OF 12

STATE OF ILLINOIS) SS

COUNTY OF COOK

I, Lori Wilcox, duly elected and acting City Clerk of the City of Chicago Heights, Illinois and as such the keeper of the records of the City Corneil of the City of Chicago Heights, Illinois do hereby certify that the actached copy of:

RESOLUTION NO. 2022-92

APPROVING THE SALE OF CITY OWNED SURPLUS VACANT PROPERTY LOCATED ADJACENT TO 525 HAMILTON WOOD, CHICAGO HEIGHTS PURSUANT TO THE CITY'S "LOT NEXT DOOR" FROGRAM

is a true and correct copy of the original now on file in the City Hall, Chicago Heights, Illinois.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City of Chicago Heights, Illinois this 5th day of October , 2022.

(SEAL)

Lori Wilcox, City Clerk

Prepared by & Mail to: Lori Wilcox, City Clerk 1601 Chicago Rd. Chicago Heights, IL 60411

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RESOLUTION #2022 - 92 ...

APPROVING THE SALE OF CITY OWNED SURPLUS VACANT PROPERTY LOCATED ADJACENT TO 525 HAMILTON WOOD, CHICAGO HEIGHTS PURSUANT TO THE CITY'S "LOT NEXT DOOR" PROGRAM.

WHEREAS, the City of Chicago Heights 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 may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Mayor and City Council recognize the impact that abandoned and vacant properties have on neighboring properties and the community in general, and desire to combat the negative consequences of the same; and,

WHEREAS, the City wishes to encourage residents to acquire, care for and develop vacant properties within the city in order to combat the regative consequences of abandonment and lack of care, and to promote the positive effects to home values and neighborhood security that well maintained, privately owned property effectuates throughout the community, and to restore property to the tax rolls; and,

WHEREAS, the City has established and hereby continues the "Lot Next Dier" program, whereby residents whose owner occupied residence is in good standing on the property tax rolls, may purchase a city owned vacant surplus lot located next door to or near said owner occupied residence for a minimal purchase price as approved by the City Council; and,

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WHEREAS, the City owns a parcel of vacant land directly adjacent to and West of 525 Hamilton Wood, Chicago Heights, IL (and legally described as Parcel 2 on the survey attached hereto); that said parcel of land was originally dedicated as a section of street once known as Ashland Avenue; and, that as a consequence of the approval of the Hamilton Woods Subdivision, said parcel (hereinafter referred to as the "Subject Property") became landlocked and of no practical use as it is bordered on the North by a residential structure located in unincorporated Bloom Township; on the East by the residential structure located at 525 Hamilton Wood, Chicago Heights; on the South by Butterfield Creek and on the West by Idlewild Country Club, Flossmoor, IL; Consequently, as a result of being and locked, the Subject Property has remained vacant and unproductive and of no benefit to the City and will forever so remain thereby becoming "surplus property" within the meaning of the City Code of Ordiances; and,

WHEREAS, the City has received an offer to proclase the subject property from Henry and Billic Hauser, who reside next door to the Subject Property at 525 Hamilton Wood, who have been maintaining it and who propose to continue in maintain and care for the subject property and incorporate same into the yard of their residence keeping same as green space. The Hausers have offered to purchase the subject property for \$1.00 pursuant to the City's Lot Next Door Program; and,

WHEREAS, pursuant to the City of Chicago Heights Code of Ordinances and specifically, Chapter 2, Article XV, Section 2-401, (hereinafter referred to as "the Code"), the Corporate authorities by resolution may authorize the sale of surplus real estate:

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NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Chicago Heights as follows:

ARTICLE L IN GENERAL

Section 10. 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 Resolution is to declar, the "Subject Property" as "surplus property" within the meaning of the "Code," and to autoorize the sale and disposition of the "Subject Property" by in accordance with the terms of this Resolution and the CITY "Lot Next Door" Program and to authorize the Mayor and Corporation Counsel or other designee to take all steps necessary and to execute all documents necessary to carry out the terms of this Resolution and the closing and sale of the Subject Property.

ARTICLE II. AUTHORIZATION TO SELL REAL PROPERTY

Section 3.0 Authorization.

The City Council hereby declares the subject property "surplus property" within the meaning of the "Code" and, the sale of the subject property is hereby approved and the Mayor or Corporation Counsel is hereby authorized to execute any and all documents

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necessary to complete the sale of the subject property to Henry and Billie Hauser for the sum of \$1.00, in substantial accord with the Purchase and Sale Agreement attached hereto. That the "Code" provision requiring an appraisal to be obtained prior to sale is hereby waived given the obvious de minimus value of the subject property vis a vis the cost of the appraisal.

ARTICLE IIL HEADINGS, SAVINGS CLAUSES, PUBLICATION, REFERCTIVE DATE

Section 4.0 Leadings.

The headings of the articles, sections, paragraphs and subparagraphs 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.

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Section 7.0 Effective Date.

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

Signature Page Follows

ADOY ED and approved by the Mayor and City Council of the City of Chicago Heights on this 5th Day of October, 2022.

Mayor David

AYES: (

NAYES: +

ABSENT:

ATTEST:

City Clerk Lori Wilcox

City.resolution.LotNextDoor,sale,525HamiltonWood.tozer,9-13-22.

Sollhing Clark's Office

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CERTIFICATE OF MUNICIPAL CORPORATE INCUMBENCY AND AUTHORITY

IN RE: CITY OF CHICAGO HEIGHTS, an Illino Name of Corporation	ois municipal corporation (the "Corporation")
Re: <u>Transfer of ownership of 525 Hamilton</u>	Wood, Chicago Heights, 1L
I, 'ne undersigned officer of the Corporation ecords of the Corporation, and that the individuals name title indicated:	hereby certify that I have reviewed the books and ed below are the officers of the Corporation holding
David A. Con alez - Mayor	
Thomas J. Somer – Corporation Counsel	^
I Homas J. Somer — Corporation Counse.	· .
——————————————————————————————————————	
C	
	(other)
	C
Mayor David A. Gonzalez, Somer in his/her/their capacity as officer(individually have the authority to sign, seal, deliver, no individually have the authori	(s) of the Corporation (as set forth above), each egotiate accept and enter into agreements, contract the City of Chicago Height. Municipal Corporation
WITNESS our hands and seals as of the	day of <u>October</u> , 2022
	ayor David At Gonzalez orporation Counsel Thomas J. Somer

Other

Coot County Clart's Office

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EXHIBIT A

Common Address for the Property: Lot adjacent to and West of 525 Hamilton Wood, Chicago Heights, IL 60411

PIN: Dedicated section of Ashland Avenue (No PIN).

Size cally Property: Approximately .25 acres.

Use of the Property: Residential

Zoning for the Property: R-1

Survey: none

Appraised value: waived

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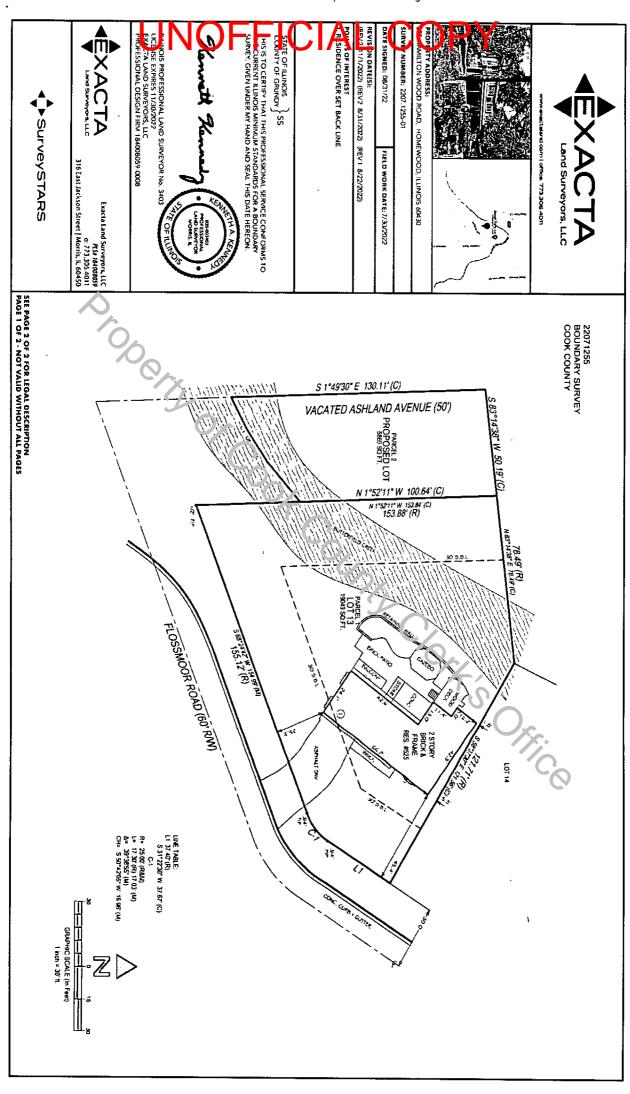
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LEGAL DESCRIPTION

Parcel ID(s):

32-08-100-013-0000

THAT SECTION OF THE 50-FOOT-WIDE DEDICATED ROADWAY OF ASHLAND AVENUE LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE BOUNDARY LINE OF LOT 13 IN HAMILTON WOOD SUBDIVISION, AND WHICH IS ALSO NORTHERLY OF THE CENTERLINE OF BUTTERFIELD CREEK AS SHOWN ON THE SURVEY PERFORMED BY EXACTA LAND SURVEYING LIC DATED AUGUST 31, 2022 OF WHICH SAID LOT 13 IS SHOWN ON THE PLAT OF HAMILTON WOOD RECORDED JULY 1962 AS DOCUMENT #2045591 IN THE REGISTRAR OF Coot County Clert's Office TITLES, COOK COUNTY, ILLINOIS.



DESCRIPTION:

PACEL 1: LOT 13 IN HAMILTON WOOD, BEING A RESUBDIVISION OF THAT PART OF KUECHLER'S SUBDIVISION OF THE
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HAMILTON WOOD, REGISTERED IN THE OFFICE OF THE REGISTRAR OF
THE SCOOK COUNTY, ILLINOIS ON JULY 23, 1962 AS DOCUMENT
42045 91 2022 OF NOC P REGIS R FLOOD 525 HAMILTON WOOD ROAD, HOMEWOOD, ILLINOIS 60430 CERTIFIED TO: SURVEY NUMBER: 2207.1255-01 BUYER: DATE OF SURVEY: 08/31/22 TLE COMPANY: AMITMENT DATE: WACEL 2: THAI SECTION OF THE SO FOOT WIDE DEDICATED WAY OF ASHLAND AVENUE XING SOUTH-OF THE WESTERLY VISION OF THE NOT THE WESTERLY VISION OF THE WESTERLY VISION OF THE WESTERLY OF AVENUE AND AVENUE ZONE INFORMATION: CLIENT FILE NO: ó μ

The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are

PROPERTY ADDRESS:

GENERAL SURVEYORS NOTES:

SURVEYORS LEGENO:

The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities.

If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown performed to determine its location. to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was

certified. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is

Alterations to this survey map and report by other than the signing surveyor are prohibited

Dimensions are in feet and decimals thereof.

Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

The symbols reflected in the legend and on this survey may have been enlarged or reduced for continuing symbols have been plotted at the approximate center of the field location and may not reprosent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in co-flict with boundary, building setback or easement lines, as defined by the parameters of this turn vs. These POI's may not represent all terms of interest to the viewer. There may be additional POI's wifier, are not shown or calledout as POI's, or which are otherwise unknown to the surveyor.

Utilities shown on the subject property may or may not indicate the existrace of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exc. isively by and is the sole responsibility of Exacta Land Surveyors, LLC, Additional logos or references to third p. 😁 Irms are for informational purposes

 Due to varying construction standards, building dimensions a happroximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and a action to show angular relationships of lines only and are not related or orientaled to true or magnetic nor his Bearings are shown as surveyor bearings, and when shown as matching those on the subdivition plats on which this survey is based, they are to be deemed no more accurate as the determination, if a north orientation made on and for those original Paragraph B, Sub-Paragraph 6, Item to be noted by Illinois Administrative Co. e. litle 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, subdivision plats. North 00 degrees Eal is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this y rivey is the basis of said surveyor bearings as defined and required between found points as shown on this y rivey is the basis of said surveyor bearings as defined and required

COMMENTS TO EXACTALLANOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON

15. THIS SURVEY IS A PROFESSIONA. SERVICE IN COMPLANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS, NO IMPROVEDED. "S. HOULD BE MADE ON THE BASIS OF THIS PLAT ALONE, PLEASE REFER ALSO TO YOUR DEED, TITLE POLIC. "AND LOCAL OBDINANCES, COPPRIGHT BY EXACT ALLINOIS SURVEYORS, THIS DOCUMENT MAY ONLY 5. USED BY THE PARTIES TO WHICH IT IS CERTIFIED, PLEASE DIRECT QUESTIONS OR Benchmark Center Live **d**∮∎▶ **®¦**₩ D Catch Basin Well Find or Set Monument Fire Hydrant Control Point Guywire or Anchor Elevation Common Ownership Pelta Wood Covered Area Utility or Light Pale Water Central Angle or Concrete SYMBOLS ENCL - Enclosure DH - Drill Hole CONC - Concrete CLF - Chain Link Fence CH - Chord Bearing EMI - Electric Meter ELEV - Elevation DUE - Drainage & Utility DF - Orain Field DE - Drainage Easement D/W - Driveway CVG - Concrete Valley Gutter CUE - Control Utility Easement CS/W - Concrete Sidewalk COR - Corner CO - Clean Out CME - Canal Maintenance CHIM - Chimney CATV - Cable TV Riser C/P - Covered Parch CB - Concrete Block C/S - Concrete Slab

> NGVD29 - National Geodetic Vertical Datum 1929 NAVO88 - North American Vertical Datum 1988

NTS - Not to Scale NR - Non-Radial MHWL - Mean High Water Line

STY - Story SV - Sewer Valve

STL - Survey Tie Line SQFT - Square Feet SN&D - Set Nail and Disc SMWE - Storm Water Management Easement

SWE - Sidewalk Easement

TEL - Telephone Facilities TBM - Temporary Bench Mark M.H.- Manhote MF - Metal Fence MES - Mitered End Section ME - Maintenance Easement MB - Map Book LME - Lake/Landscape Maintenance Easement

LS# - License Na. (Surveyor)

SCR - Screen SEP - Septic Tank

SIRC - Set Iron Rod & Cap

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Brick or Tile	Asphatt	SURFACE TYPES	Wall or Party Wall	→ Vinyl Fence	Survey Tie Line	ک ارتاب ف	Overhea (Lines	N. C.	Edge ('W. er	Easerment	Fence	Chain Link or Wire	Center Line	Boundary Line		LINETYPES	
BSMT - Basement	BRL - Building Restriction Line	BM · Benchmark	BLDG - Building	BFP - Backflow Preventer	B/W · Bay/Box Window	ASBL - Accessory Setback Line	ANE · Anchor Easement	AF - Arress Fasement	(5) - Survey	(R) - Record	(P) - Plat	1'Al- Measured	(F) - Field	(D) - Deed	(C) - Calculated	ABBREVIATIONS	
LBE - Limited Buffer Easement	LB# - Excense No. (Business)	L - Length LAE - Limited Access Easement	IRRE - Irrigation Essement	INST - Instrument	RL - Hegible	IE/EE - Ingress/Egress	1D - Identification	GM - Gas Meter	Spike GAR - Garage	FRRSPK - Found Rail Road	FN&D - Found Nail & Disc	FN - Found Nail	FIRC · Found Iron Rod & Cap	FIR - Found fron Rod	FIPC - Found Iron Pipe & Cap	FIP - Found fron Pipe	
SBL - Setback Line	RP - Radius Point S/W - Sidewalk	ROE - Roof Overhang Easement	RGE - Range	R/W - Right of Way	R - Radius or Radial	PUE - Public Utility Easement	PT - Point of Tangency	PSM - Professional Surveyor &	Monument	Curvature	PRC - Point of Reverse	Commencement	POC - Point of	POB - Point of Beginning	PLT - Planter	Surveyor	

▲EXACTAWest Survey LLC

ESMT - Easement
EUB - Electric Utility Box

PCC - Point of Compound Curvature

WV - Water valve WM - Water Meter/Valve Box WF - Wood Fence W/F - Water Filter W/C - Witness Corner

PC - Point of Curvature PB - Plat Book

P/E - Pool Equipment ON - Inside Subject Property OHWL - Ordinary High Water

UR - Utility Riser VF - Vinyl Fence

UG - Underground UP - Utility Pole

UE - Utility Easement TYP - Typical TWP - Township TOB - Top of Bank

PLS - Professional Land PI - Point of Intersection PCP - Permanent Control Point

FCM - Found Concrete F/DH - Found Drill Hole EOP - Edge of Pavement

OHL - Overhead Utility Lines OH - Overhang OFF - Outside Subject Property O/A - Overall

O/S - Offset

TX - Transformer TUE - Technological Utility
Easement

ORV - Official Record Volume ORB - Official Records Book OG - On Ground

EOW - Edge of Water ENT - Entrance

JOB SPECIFIC SURVEYOR NOTES:

Exacts Land Surveyors, LLC #150 184000059 or 773, 305, 4011 316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 · NOT VALID WITHOUT ALL PAGES

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