

RESOLUTION NO. 2015-10-02

A Resolution Approving

Sale of Real Estate

WHEREAS, The City of Champaign Township owns real estate located at 203 West Green Street, Champaign, Illinois, being legally described as follows:

Tract 1:

The East 129.75 feet of Lot 3, lying South of Green Street and the East 129.75 feet of the North 12 feet of Lot 2, all in Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois,

EXCEPT a parcel of land described as follows; Beginning at the Northwest Corner of the above described property, thence Southerly along the East line of said Lot 3 for 11 feet, thence Northwesterly for 14.81 feet to a point on the South right of way line of Green Street, thence Easterly along the South right of way line of Green Street for 10 feet to the place of beginning, in Champaign County, Illinois.

P.I.N.: 43-20-13-208-010;

And 603 South Randolph, Champaign, Illinois, being legally described as follows:

Tract 2:

A part of Lot 2, Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois, described as follows: Commencing at a point 12 feet South of the Northeast corner of Lot 2 in Block 5 of John H. Thomas Addition to Champaign, thence West 189.75 feet, thence South 59 feet, thence East 189.75 feet, thence North 59 feet to the point of beginning;

EXCEPT a parcel of land described as follows: The West 13 feet of the East 189.75 feet of the North 71 feet of said Lot 2.

ALSO EXCEPT a parcel of land described as follows: The West 47 feet of the East 176.75 feet of the North 14 ½ feet of said Lot 2.

P.I.N.: 43-20-13-208-011

WHEREAS, the property at 203 West Green Street is comprised of one office building, and the property at 603 South Randolph is comprised of a single family dwelling converted to office space;

WHEREAS, the above parcels of real estate total approximately 16,689 square feet, zoned ITMXD, In-Town Mixed Use District;

WHEREAS, the City of Champaign Township intends to sell the above-described real property in accordance with 60 ILCS 1/30-50;

WHEREAS, the electors determined to sell the above-described property at the Annual Township Meeting on April 14, 2015;

WHEREAS, an appraisal of said property by state licensed real estate appraiser, said appraisal dated December 2, 2014, has been publicly available since December 16, 2014; and is attached hereto as Attachment 1, indicating a value of \$365,000.00;

WHEREAS, 60 ILCS 1/30-50 authorizes the electors to make all orders for the sale of the Township's corporate property that may be deemed conducive to the interests of all inhabitants and sets for the procedures by which the sale process must be conducted;

WHEREAS, this resolution is passed by no less than affirmative 7 votes being at least three quarters of the Trustees holding office; and

WHEREAS, the Township Clerk has provided for publication of a notice and posting in the form and with the contents required by 60 ILCS 1/30-50.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED by the Trustees present at this Regular Meeting of the City of Champaign Township, held October 6, 2015, as follows:

Section 1. That the Trustees hereby adopt, approve and incorporate herein all paragraphs contained in the above preamble.

Section 2. That the following described real estate shall be sold by the City of Champaign Township:

Tract 1:

The East 129.75 feet of Lot 3, lying South of Green Street and the East 129.75 feet of the North 12 feet of Lot 2, all in Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois,

EXCEPT a parcel of land described as follows: Beginning at the Northwest Corner of the above described property, thence Southerly along the East line of said Lot 3 for 11 feet, thence Northwesterly for 14.81 feet to a point on the South right of way line of Green Street, thence Easterly along the South right of way line of Green Street for 10 feet to the place of beginning, in Champaign County, Illinois.

and

Tract 2:

A part of Lot 2, Block 5 of John H. Thomas Addition to Champaign, as per plat recorded in Deed Record 14, page 358, in Champaign County, Illinois, described as follows: Commencing at a point 12 feet South of the Northwest corner of Lot 2 in Block 5 of John H. Thomas Addition to Champaign, thence West 189.75 feet, thence South 59 feet, thence East 189.75 feet, thence North 59 feet to the point of beginning;

EXCEPT a parcel of land described as follows: The West 12 feet of the East 189.75 feet of the North 71 feet of said Lot 2.

ALSO EXCEPT a parcel of land described as follows: The West 47 feet of the East 176.75 feet of the North 14 ½ feet of said Lot 2.

Section 3. That the Township Supervisor, Clerk, and Attorney will negotiate the appropriate terms for the sale;

Section 4. That the Township board accepts the high bid of \$460,000.00 for the sale of said Township property subject to the approval of the form of the agreement for sale by the City/Township Attorney;

Section 5. That the City of Champaign Township Supervisor and Clerk of the City of Champaign Township are hereby authorized to execute all documents in connection with the sale of said real estate.

PRESENTED, APPROVED, ADOPTED, AND RECORDED at the Annual Meeting of the City of Champaign Township on this 6th day of October 2015 at 7:00 PM.

RESOLUTION NO. 2015-1002

PASSED:

APPROVED: _____

Chairperson, Board of Trustees

ATTEST: _____ (TOWN CLERK)

APPROVED AS TO FORM:

_____ (TOWNSHIP ATTORNEY)