

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF REAL ESTATE
LOCATED AT 8433-57 SOUTH LAWDALE AVENUE**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Chicago Board of Education recommends to the Committee on Housing and Real Estate of the City Council of the City of Chicago that the bid submitted by Knightly Construction, Inc. in the amount of \$242,000 be accepted for the sale of the real estate located at 8433-57 South Lawndale Avenue, Chicago, Illinois, consisting of approximately 24,601 square feet of land, as legally described below ("the Property"). The Offer to Purchase Real Estate contained in the bid package which has been executed by the Purchaser will convert to a contract upon acceptance and execution by the Board.

LEGAL DESCRIPTION (SUBJECT TO TITLE COMMITMENT AND SURVEY):

LOTS 21 TO 27 BOTH INCLUSIVE, IN BLOCK 8 IN CLARK AND MARSTON'S 2ND ADDITION TO CLARKDALE, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

PIN NOS.: 19-35-319-001-0000; 19-35-319-002-0000; 19-35-319-003-0000; 19-35-319-023-0000; 19-35-319-024-0000; 19-35-319-025-0000; AND 19-35-319-054-0000.

BID INFORMATION: The Board advertised a notice of intended sale of the Property. The closing bid date was May 15, 2006 and any and all bids received were opened by the Department of Procurement and Contracts on the same date. Four bids were received for this Property: Cornell Homes, LLC in the amount of \$200,000; Michael G. Flannery in the amount of \$200,000; George J. Bahramis in the amount of \$225,000; and Knightly Construction, Inc. in the amount of \$242,000.

APPRAISAL: The appraised value of this Property is \$135,000 pursuant to that certain appraisal prepared by Zimmerman Real Estate Group, Ltd. as of August 10, 2005.

RECOMMENDATION: After review of the appraisal and the bids, the Chief Operating Officer recommends that the following be accepted:

Bidder: Knightly Construction, Inc.
Address: 10443 S. Spaulding Avenue, Chicago, IL 60655
Bid Price: \$242,000.00
Deposit: \$24,200.00

AUTHORIZATION: Authorize the President and Secretary to execute the offer to Purchase Real Estate. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this offer to Purchase Real Estate and to execute any and all documents related to the closing of this transaction.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Local School Council approval is not applicable to this transaction.

FINANCIAL: Credit income to the Capital Asset Account.

GENERAL CONDITIONS:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.


Contingent Liability – The agreement shall contain the clause that any expenditure beyond the fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s)

Approved for Consideration:



David J. Vitale
Chief Operating Officer

Approved:



Arne Duncan
Chief Executive Officer

Within Appropriation:



John Maiorca
Chief Financial Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel