

January 28, 2015

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY  
LOCATED AT 6615 S KENWOOD AVE (FORMER DUMAS CHILD PARENT CENTER)**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Board request the Public Building Commission ("PBC") convey to Sigma Omega Foundation, an Illinois not-for-profit corporation ("Purchaser"), the land located at 6615 S Kenwood Ave, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation which has been executed by the Purchaser will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

**LEGAL DESCRIPTION & PIN:** See the attached Exhibit A.

**BID INFORMATION:** In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from April 25, 2014 to October 24, 2014. Bids were received by the Procurement Department by 10:00 a.m. on October 24, 2014, and opened on the same date. Pursuant to 105 ILCS 5/34-21 (2011), negotiations were held for best and final bids, and the following 3 bids were received:

<u>Bidder</u>	<u>Offer</u>
1. Sigma Omega Foundation	\$30,000
2. Woodlawn Peace Center	\$10,000
3. Edward Rohn	\$10,000

**APPRAISAL:** On December 8, 2014, an appraisal was made for the benefit of the Board for this property indicating a fair market value as follows:

Appraiser: KMD Valuation Group, LLC  
Market Value: \$25,000 - \$35,000

**RECOMMENDATION AND USE RESTRICTION:** The Property is not needed for school purposes. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21 (2011). The PBC shall include a restrictive covenant in the deed prohibiting the Property for being used for kindergarten through high school (K-12) public, charter or tuition-free school purposes for 40 years from the date of the deed unless the restriction is released by the Chicago Board of Education. Title to the Property will automatically transfer to and vest in the City of Chicago in Trust for Use of Schools if the restrictive covenant is breached without the express written approval of the Chief Operating Officer. The property shall be sold "as is, where is." The appraisal and the bids received were reviewed and it is recommended that the following bid be accepted:

Name: Sigma Omega Foundation  
Address: 4041 S Ellis Ave, Chicago, IL  
Contact: Courtney Pogue / 312-953-2952  
**Offer: \$30,000**

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary upon receipt of a title commitment and survey. Authorize the PBC to issue a deed in favor of Sigma Omega Foundation. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Proceeds (Purchaser's best and final offer, less closing costs) to be credited to the Capital Asset Fund.

**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 June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), 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 current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

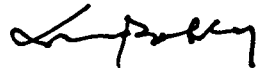
**Approved for Consideration:**

  
\_\_\_\_\_  
Patricia L. Taylor  
Chief Facilities Officer

**Approved:**

  
\_\_\_\_\_  
Barbara Byrd-Bennett  
Chief Executive Officer

**Approved as to legal form:** 

  
\_\_\_\_\_  
James Bebley  
General Counsel

**EXHIBIT A**  
**THE PROPERTY**

The Board reserves the right to make changes as necessary to clarify or correct property information.

**Common address:**

6615 S Kenwood Ave, Chicago, IL

**PINs:**

20-23-224-006

**Legal Description:**

THAT PART OF LOT OR BLOCK 12 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART LYING WEST OF THE RAILROAD OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF KENWOOD AVENUE AT A POINT 131.1 FEET SOUTH OF THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF EAST MARQUETTE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID KENWOOD AVENUE A DISTANCE OF 182 FEET; THENCE DUE EAST TO THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT ON A LINE AT RIGHT ANGLES WITH KENWOOD AVENUE DUE EAST FROM THE POINT OF BEGINNING; THENCE DUE WEST ALONG AFORESAID LINE AT RIGHT ANGLES WITH KENWOOD AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.