

AMEND BOARD REPORT 08-0723-0P1
**APPROVE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH
THE CITY OF CHICAGO AND THE PUBLIC BUILDING COMMISSION REGARDING
THE CONVEYANCE OF LAND ADJOINING INTER-AMERICAN SCHOOL
IN EXCHANGE FOR TITLE AND USE OF NEW GARAGE SPACE FOR INTER-AMERICAN SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into an Intergovernmental Agreement (IGA) with the City of Chicago (City) and the Public Building Commission of Chicago (PBC) regarding the conveyance of land adjoining the Inter-American School located at 851 W. Waveland Avenue and the use for a new garage space for the Inter-American School. A written IGA regarding this matter is currently being negotiated. The authority granted herein shall automatically rescind in the event an IGA is not executed within 120 days of the date of this Board Report. Information pertinent to this IGA is stated below.

This April 2012 amendment is necessary because the PBC will be conveying title to the Board Garage to the City of Chicago in Trust for Use of Schools. The Board (City in Trust for Use of Schools) will receive title to the Board Garage instead of a permanent easement. The City will maintain and repair the Board Garage pursuant to a maintenance agreement with the Board. A written amendment to the IGA is required.

PARTIES: Board of Education
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Contact: Liza Balistreri Senior Real Estate Advisor
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Phone: 773-553-2922

Public Building Commission
Richard J. Daley Center
50 W. Washington, Room 200
Chicago, IL 60602
Contact: Anne Fredd, Counsel
Phone: 312-641-7144

City of Chicago
Corporation Counsel
121 N. LaSalle, Room 600
Chicago, IL 60602
Contact: Steven Holler, Corporation
Counsel Phone: 312-744-6934

HISTORY: The PBC owns (for the benefit of the Board) a parcel of land adjacent to the Inter-American School located at 851 W. Waveland Avenue which is used by the Board for parking for school staff (Parcel 1). The PBC owns (for the benefit of the City) a parcel of land to the east of Parcel 1 upon which the PBC intends to construct a new parking structure (Garage Parcel). The PBC desires to construct a new police station upon Parcel 1.

Subsequent to execution of the IGA, the PBC constructed a new police station on Parcel 1 and acquired a parcel of land to the east of Parcel 1 upon which the PBC constructed a new parking structure (Garage) containing 361 total parking spaces, 250 spaces for the new police station and 111 spaces dedicated to the Board and its licensees' exclusive use (Board Garage). Pursuant to this April 2012 amendment, in consideration of the Board's conveyance of Parcel 1 for the new police station, the PBC will convey the Board Garage, containing 111 parking spaces, to the City of Chicago in Trust for Use of Schools (for the Board). The City will maintain and repair the Board Garage, except for the payment equipment and kiosks, at the City's expense. The Board and its licensees will have sole and exclusive use of the Board Garage.

BASIC TERMS OF THE AMENDED IGA: The amended IGA will provide for the following:

1. Authorization for the PBC to construct the police station on Parcel 1;
2. Authorization for the PBC to convey Parcel 1 to the City upon completion of the police station;
- ~~3. Agreement with the City that, in exchange for Parcel 1, the Board will be granted (by way of a permanent easement) exclusive use of a portion of the parking structure (Garage) that the PBC will construct upon the Garage Parcel which portion of the Garage will be dedicated for the sole use of the Board and its licensees.~~
3. Agreement with the City that, in exchange for Parcel 1, the PBC will convey to the City of Chicago in Trust for Use of Schools (for the Board) title to that portion of the Garage described on the attached Exhibit A ("Board Garage") for the sole and exclusive use of the Board and its licensees and the City will maintain the Board Garage, except for the payment equipment and kiosks, at no cost to the Board. The Board or its licensee shall be responsible for maintaining the Board's payment equipment and kiosks. The Board shall be entitled to the revenue from the Board Garage.

PROPERTY TO BE CONVEYED TO THE CITY: The PBC shall, upon completion of the police station, convey the following property (subject to final survey and title) to the City for the new police station:

A TRACT BEING THE SOUTH 145.15 FEET OF LOTS "A" AND "B", LOTS 1 TO 42 INCLUSIVE AND THE VACATED ALLEYS OF LEMOYNE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 16 IN LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE 1.28/100 ACRE IN THE NORTHEAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 42,032 SQUARE FEET 0.9549 ACRES

GARAGE: The Garage ~~will be~~ is a multi-story structure that ~~will accommodate~~ 361 vehicles; 250 spaces ~~will be~~ are dedicated for the sole use of the City and its personnel and invitees, 111 spaces ~~will be~~ are dedicated for the sole use of the Board and its Licensees (Board Garage). The Board will have dedicated access to the Board Garage at grade level on Addison Street and will also have dedicated elevators and stairways to the Board Garage. Signage will also be provided to the Board. The PBC will convey title to the Board Garage described on Exhibit A to the City of Chicago in Trust for Use of Schools. The Board shall be entitled to the revenue from the Board Garage. The City, through its Department of General Services (Fleet and Facilities Management), will ~~operate and~~ maintain the Garage, including the Board Garage, at no cost or expense to the Board. The City's maintenance obligations will include, without limitation, elevators, snow removal, utilities, janitorial service, landscaping, and any and all structural improvements, repairs, and/or replacements. The Board shall, at its expense, provide for all equipment necessary for the parking operations of the Board Garage including any payment kiosks, gated keycard mechanism and related facilities. The Board shall be responsible for the maintenance, repair and replacement for all payment kiosks and kiosk-related equipment servicing the Board Garage. On days and nights on which Wrigley Field events are scheduled, the Board shall provide such security ~~personal personnel~~ as may be reasonably necessary to safely operate the Board Garage. The Board shall give the City access to maintain the Board Garage at no charge to the Board. The Board will be granted a permanent easement regarding the use of the Board Garage which shall terminate in the event that the school building (currently being used by the Inter-American School) adjacent to the easement parcel should ever cease to be used for a CPS-operated public school.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions, including indemnification, in the amended IGA. Authorize the General Counsel to execute any and all documents required to effectuate the terms of the amended IGA, including, but not limited to, conveyance documents and documents required for entry, and zoning, and access to enable the City to maintain the Garage Structure and the Board Garage. Authorize the PBC to convey Parcel 1 to the City upon completion of the police station and to convey the Board Garage legally described on Exhibit A to the City of Chicago in Trust for Use of Schools. Authorize the President and Secretary to execute the IGA, the amendment and an agreement to enable the City to maintain the Garage Structure and the Board Garage described on Exhibit A.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: No cost to the Board.

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.

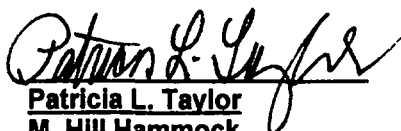
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their 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 ~~June 23, 2004 (04-0623-PO4)~~ May 25, 2011 (11-0525-P02), 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).

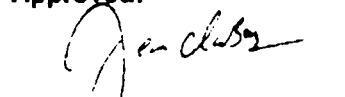
Approved for Consideration:


Patricia L. Taylor
M. Hill Hammock
Chief Operating Officer


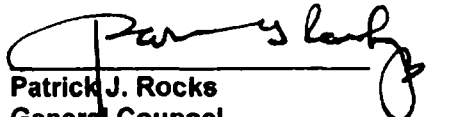
Within Appropriation:


David G. Watkins
Pedro Martinez
Chief Financial Officer

Approved:


Jean Claude Brizard
Arne Duncan
Chief Executive Officer

Approved as to legal form:



Patrick J. Rocks
General Counsel

DEGREE 39 MINUTES 48 SECONDS WEST 2.36 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 1.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 21.64 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 1.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.36 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 1.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 21.64 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 1.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.36 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 2.18 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 29.22 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 2.18 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.56 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 19.30 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 0.85 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 21.57 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 9.95 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 21.57 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 9.95 FEET TO THE PLACE OF BEGINNING;

DESCRIPTION: STAIRWELL NO. 2 AND ELEVATOR

LOCATION: SOUTHEAST CORNER OF PARKING GARAGE

OWNER: CITY OF CHICAGO IN TRUST FOR USE OF SCHOOLS IN FEE ON BEHALF OF THE CHICAGO BOARD OF EDUCATION.

ALL THOSE PORTIONS LYING BETWEEN HORIZONTAL PLANES HAVING A LOWER ELEVATION OF 11.50 AND AN UPPER ELEVATION OF 46.62, AS SHOWN ON EXHIBIT B AS STAIRWELL 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 74.80 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 5.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 34.02 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.75 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 2.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 7.67 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.85 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 21.47 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 9.85 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 21.47 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 9.85 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

ALSO,

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 74.80 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 5.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 34.02 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.75 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 2.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 8.52 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 16.06 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 8.33 FEET; THENCE

NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 6.27 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 8.33 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 6.27 FEET TO THE PLACE OF BEGINNING

DESCRIPTION: ENTRANCE INTO PARKING GARAGE

LOCATION: ADDISON STREET

OWNER: CITY OF CHICAGO IN TRUST FOR USE OF SCHOOLS IN FEE ON BEHALF OF THE CHICAGO BOARD OF EDUCATION.

THAT PORTION SHOWN ON EXHIBIT A AS ADDISON GARAGE ENTRANCE DRIVE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 41.19 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE 33.61 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 5.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 33.61 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 5.11 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE PLACE OF BEGINNING; SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 172.19 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE CENTER COLUMNS AND MECHANICAL ROOM DESCRIBED AS FOLLOWS (BELONGING TO THE CITY):

DESCRIPTION: CENTER COLUMNS

LOCATION: CENTER OF PARKING GARAGE RUNNING NORTH AND SOUTH

OWNER: CITY OF CHICAGO

THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 74.80 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 6.31 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.79 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 1.50 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 40.40 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.77 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.67 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 21.91 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88

DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 22.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 21.91 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.67 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 2.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 2.18 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.18 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.67 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 21.91 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 22.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 22.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 22.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 22.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 0.58 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 21.91 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.67 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.18 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 1.41 FEET TO THE PLACE OF BEGINNING;

DESCRIPTION: MECHANICAL ROOM

LOCATION: SOUTHEAST CORNER OF PARKING GARAGE ADJACENT TO STAIRWELL NO. 2/ELEVATOR

OWNER: CITY OF CHICAGO

THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE SOUTH 88 DEGREES 18 MINUTES 20 SECONDS WEST ALONG

THE SOUTH LINE OF SAID SOUTHEAST QUARTER 74.80 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 5.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 34.02 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 0.75 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 1.18 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 2.36 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 8.52 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 15.21 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 8.35 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 6.35 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 8.85 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 12.40 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 48 SECONDS WEST 14.59 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST 1.02 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 19.99 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 2.18 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 2.62 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST 4.89 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST 0.83 FEET TO THE PLACE OF BEGINNING;

DESCRIPTION: SIDEWALK RAMP TO INTERAMERICAN SCHOOL

LOCATION: OUTSIDE OF THE NORTHWEST CORNER OF PARKING GARAGE CONNECTING SCHOOL TO STAIRWELL NO. 1

OWNER: CITY OF CHICAGO

PERMANENT EASEMENT: TO THE CHICAGO BOARD OF EDUCATION FOR PERPETUAL ACCESS TO INTERAMERICAN SCHOOL

THAT PART OF THE WEST 177.37 FEET OF THE SOUTHEAST QUARTER OF BLOCK 16 TOGETHER WITH THE NORTH 52.64 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16 LYING EAST OF THE SAID WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16 (EXCEPT THE EAST 89.88 FEET OF THE NORTH 30.43 FEET THEREOF) IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST 177.37 FEET OF SAID SOUTHEAST QUARTER OF BLOCK 16; THENCE NORTH 01 DEGREE 43 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 210.45 FEET TO THE SOUTH FACE OF A CONCRETE WALL FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 43 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE 80.18 FEET TO THE NORTHWEST CORNER OF THE WEST 177.37 FEET OF THE SOUTHEAST QUARTER OF BLOCK 16; THENCE NORTH 88 DEGREES 19 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 38.33 FEET TO THE WEST FACE OF A CONCRETE FOUNDATION EXTENDED NORTHERLY; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST ALONG SAID CONCRETE FOUNDATION AND THE NORTHERLY EXTENSION THEREOF 11.66 FEET TO THE NORTH EDGE OF A DOORWAY; THENCE NORTH 88 DEGREES 20 MINUTES 12 SECONDS EAST ALONG SAID NORTH EDGE OF DOORWAY 1.02 FEET TO THE WEST FACE OF A CONCRETE WALLED STAIRWELL; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST ALONG SAID WEST FACE 3.35 FEET TO THE SOUTH EDGE OF SAID DOORWAY; THENCE SOUTH 88 DEGREES 20 MINUTES 12 SECONDS WEST ALONG SAID SOUTH EDGE 1.02 FEET TO SAID WEST FACE; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS EAST ALONG SAID WEST FACE 5.32 FEET TO THE SOUTH FACE OF A CONCRETE CURB; THENCE SOUTH 88 DEGREES 20 MINUTES 02 SECONDS WEST ALONG SAID SOUTH FACE 25.22 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 56 SECONDS EAST ALONG THE EAST FACE OF SAID CURB 59.78 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 42 SECONDS WEST 13.02 FEET TO THE PLACE OF BEGINNING; SAID

PARCEL OF LAND HEREIN DESCRIBED CONTAINS 1,565 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

CHICAGO BOARD OF EDUCATION TO GRANT CITY OF CHICAGO A PERMANENT EASEMENT FOR THE MAINTENANCE AND REPAIR OF ENTIRE GARAGE INCLUDING THOSE PORTIONS OWNED BY CITY OF CHICAGO IN TRUST FOR USE OF SCHOOLS