

**AUTHORIZATION TO PURCHASE 5423 W. 64th PLACE
FOR THE CONSTRUCTION OF A NEW HIGH SCHOOL
TO RELIEVE OVERCROWDING IN THE CLEARING COMMUNITY**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the purchase of the property at 5423 W. 64th Place, Chicago, Illinois (the "Property") for the construction of a new high school to relieve overcrowding in the Clearing Community. A written Purchase and Sale Agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of this Board Report. Information pertinent to this purchase is stated below.

SELLER: Chicago Title Land Trust Company, as Successor Trustee to
State Bank of Countryside as Trustee, Under Trust Agreement
Dated November 17, 2006 Known as Trust No. 06-2897
C/o Edward T. McGowan
Dremco, Inc.
5420 W. 122nd Street
Alsip, Illinois 60803

PROPERTY: Thirty nine (39) contiguous vacant lots joined by a vacated alley constituting one full city block bounded by 64th Place on the north, Long Avenue on the east, 65th Street on the south and Linder Avenue on the west. The Property's total acreage is 159,066 SF or 3.6517 acres. The Property is directly south of the Grimes Elementary School. The common address is 5423 W. 64th Place, the property Tax Identification Number is 19-21-112-040. The Property's legal description is on Exhibit A attached hereto.

PURCHASER: City of Chicago, In Trust for the Use of Schools on behalf of the Board of Education of the City of Chicago

PURCHASE PRICE: \$4,350,000.00

USE: Construction of a new high school to relieve overcrowding in the Clearing Community.

CLOSING: The closing shall occur within 120 days.

POSSESSION: Possession of the Property will be delivered to the Board at closing.

ACCESS: The Board shall have access to the Property prior to closing for environmental and geotechnical assessment, planning and design purposes.

ENVIRONMENTAL: The Board obtained a Phase II Environmental Assessment Report including physical testing to confirm the Property is appropriate for educational purposes.

APPRAISED VALUE: The Board and the Seller obtained appraisal reports to determine the Property's fair market value:

For the Board:	John Mundie, MAI, Mundie & Company, Inc.	\$4,150,000.00
For the Seller:	Michael Marous, MAI, Marous & Company	\$4,500,000.00

INSURANCE INDEMNIFICATION: Authorize the General Counsel to negotiate any and all insurance and indemnification provisions in the Purchase and Sale Agreement.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written Purchase and Sale Agreement. Authorize the President and Secretary to execute the Purchase Agreement and Sale Agreement. Authorize the General Counsel to execute any and all other documents required to consummate or effectuate this transaction.

FINANCIAL: Charge to Facilities \$4,350,000.00.

Budget Classification: 12150-437-56310-009538-0000000-2019.

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.

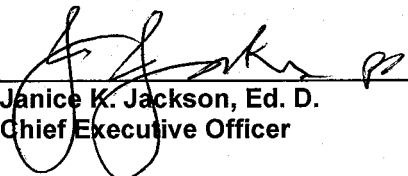
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:

Approved:

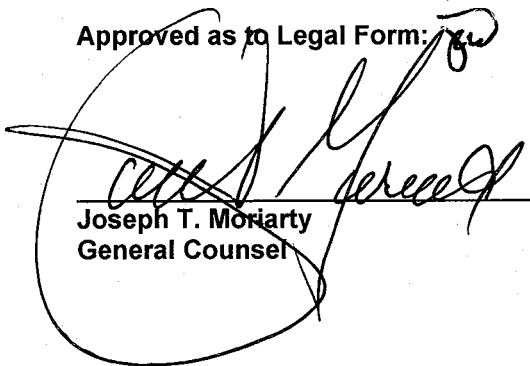


Arnaldo Rivera
Chief Operating Officer



Janice K. Jackson, Ed. D.
Chief Executive Officer

Approved as to Legal Form:



Joseph T. Moriarty
General Counsel

EXHIBIT A

**ACQUISITION OF REAL PROPERTY AT 5423 W. 64th PLACE
FOR THE CONSTRUCTION OF A NEW HIGH SCHOOL
TO RELIEVE OVERCROWDING IN THE CLEARING COMMUNITY**

LEGAL DESCRIPTION:

LOTS 1 TO 39, BOTH INCLUSIVE, AND ALL OF THE NORTH-SOUTH AND EAST-WEST VACATED 16-FOOT ALLEYS, IN BLOCK 4 IN LONG AVENUE SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER:

19-21-112-040-0000

COMMON ADDRESS:

5423 W. 64th PLACE CHICAGO (Southeast corner of 64th Place and Long)

BOUNDARIES:

64TH PLACE ON THE NORTH, 65TH STREET ON THE SOUTH, LONG AVENUE ON THE EAST AND LINDER AVENUE ON THE WEST