

December 11, 2019

**APPROVE THE SALE OF SURPLUS VACANT LAND AT 13311 S. BURLEY**

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

That the Board request the City of Chicago in Trust for Use of Schools ("City") or the Public Building Commission of Chicago ("PBC") convey to David A. Beck ("Purchaser"), the property located at 13311 S. Burley, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate has been executed by the Purchaser and will convert to a contract upon acceptance and execution by the Board. Information pertinent to this transaction is stated below.

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

**SALE INFORMATION:** The Property is a vacant 2,972 square foot lot, zoned RS3 (Single Family Residential District) in Hegewisch on the southeast side of the City. Property is not needed for school purposes and was advertised for sale as surplus property pursuant to 105 ILCS 5/34-21. Two bids for \$500 and \$600 were submitted and rejected because Property was appraised at \$5,000 to \$6,000.

Under Section 105 ILCS 5/34-21 the Board may negotiate the sale of surplus property that has a fair market value less than \$25,000. David Beck, the adjoining property owner, submitted an offer to purchase the Property for \$3,000. Mr. Beck plans to construct a garage on the Property.

**RECOMMENDATION:** The Property is not needed for school purposes; the sale of the Property is in the best interests of the Board. The Board put the Property out to competitive bid and received only two offers for \$500 and \$600. Board's Broker was able to negotiate with adjacent property owner and obtain bid for \$3,000. The Board may negotiate the sale of surplus property that has a fair market value less than \$25,000. It is therefore recommended that the following offer for \$3000 be accepted. Sale will eliminate Board's maintenance responsibility for the Property and put Property back on the tax rolls and to productive use.

Purchaser's Name:	David A. Beck
Purchaser's Address:	13336 S. Burley Chicago, Illinois 60633
Property:	13311 S. Burley
Final Offer:	\$3,000

The sale of the Property is to be sold "**As Is Where-Is**". The Board is to be discharged of any and all future liability and responsibility for the Property after it is sold.

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase Agreement and to modify the legal and property description if necessary upon receipt of a title commitment and survey. Authorize the City of Chicago in Trust for Use of Schools or the PBC to issue a quitclaim deed in favor of David Beck. Authorize the General Counsel and the Chief Operating Officer to take any and all actions required to effectuate this transaction.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Proceeds (\$3000 less closing costs and commission) to be credited to the Capital Improvement 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-P03), 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-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).

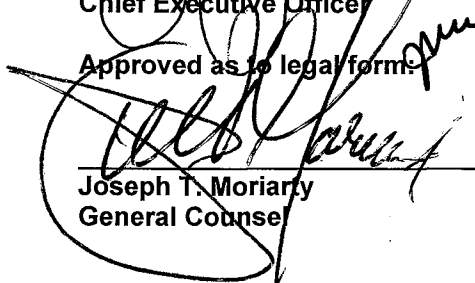
**Approved for Consideration:**

  
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**Arnaldo Rivera**  
Chief Operating Officer

**Approved:**

  
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**Janice K. Jackson**  
Chief Executive Officer

**Approved as to legal form:**

  
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**Joseph T. Moriarty**  
General Counsel

**EXHIBIT A**

**PROPERTY COMMON ADDRESS:**

13311 S. Burley, Chicago, IL 60633

**PIN:** 26-31-227-005-0000

**LEGAL DESCRIPTION:**

LOT 5 IN BLOCK 10 IN HEGEWISCH SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**The Board may modify the property description and authorization provision if necessary upon receipt of a title commitment and survey.**