

July 28, 2021

**AUTHORIZE THE PUBLIC BUILDING COMMISSION TO ISSUE A QUIT CLAIM DEED FOR
AN ABANDONED STRIP OF RAILROAD PROPERTY ADJACENT TO CORLISS HIGH SCHOOL**

THE INTERIM CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board request the Public Building Commission of Chicago ("PBC") to deliver a quit claim deed for an abandoned strip of railroad property ("Spur Property") adjacent to Corliss High School to IZC Property, LLC ("Grantee"), an affiliate of Imperial Zinc Corporation. The Spur Property is legally described on Exhibit A attached hereto. Information pertinent to the conveyance is stated below.

LEGAL DESCRIPTION & PIN: See Exhibit A attached; Part of PIN 25-14-100-033-0000. Tax parcel division required.

CONVEYANCE INFORMATION: The Spur Property is an abandoned railroad track parcel that formerly served the property acquired by the PBC for Corliss High School in 1972. The Spur Property is approximately 0.1 acres. It was not included in the deeds for the Corliss High School Property. However, the Spur Property was given and still has the same Property Tax Identification Number ("PIN") as the Corliss High School site PIN No. 25-14-100-033-0000.

Corliss High School does not use the Spur Property. The Spur Property is not needed for educational purposes.

For safety and security purposes, Grantee, the adjacent property owner, erected a fence on the property line separating Corliss High School and the Spur Property. To clear title and to correct the Assessor's Tax Records, Grantee has offered to pay the Board and the PBC \$10,000 for a Quit Claim Deed for the Spur Property and to file a joint petition with the Board to obtain a new PIN for the Spur Property that is separate and different than the PIN for Corliss High School.

Under the School Code (105 ILCS 5/34-21), the Board may convey its interest in surplus property without a competitive bid if the value is less than \$25,000. The Spur Property is landlocked, approximately .1 acres in size and its fair market value is \$10,000.

RECOMMENDATION: The Spur Property is not needed for school purposes; Corliss High School does not use it. To clear title and correct the tax records, the conveyance of the Spur Property by quit claim deed to Grantee, the adjacent property owner, is in the best interests of the Board. It is therefore recommended that the \$10,000 offer from Grantee for the Spur Property be accepted and that the PBC convey by quit claim deed the Spur Property to the Grantee on these additional conditions: The Grantee will fence, maintain and secure the Spur Property, release and discharge the Board and the PBC from any liability or responsibility with respect to the Spur Property and obtain a separate PIN for the Spur Property. The conveyance of the Spur Property by quit claim deed to the Grantee will clear title, correct the PIN for Corliss High School and enable Grantee to consolidate and maintain the Spur Property with other property owned by Grantee. The conveyance of the Spur Property will also return it to the tax rolls and to a productive use.

Grantee's Name:	IZC Property, LLC
Grantee's Address:	1031 E. 103 rd Street, Chicago, IL 60628
Property:	Former Railroad Spur at 1031 E. 103 rd Street described on Exhibit A
Offer:	\$10,000

The quit claim deed for the Spur Property will be "**As Is, Where-Is**". The Board and the PBC are to be discharged from any and all liability and responsibility for the Spur Property.

AUTHORIZATION: Authorize the Public Building Commission to issue a quit claim deed to and in favor of Grantee, IZC Property LLC, for the Spur Property described on Exhibit A. Authorize the General Counsel and the Chief Operating Officer to take any and all actions required to effectuate this transaction including the execution of a tax division petition.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Proceeds (\$10,000) 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.

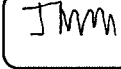
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:

Approved:

DocuSigned by:
Lindy F. McGuire
7042682E5FFF4E0
Lindy F. McGuire
Interim Chief Operating Officer

DocuSigned by:
Jose M. Torres
CD1308C15BA8459...
José M. Torres, PhD
Interim Chief Executive Officer

Approved a to legal form: 

DocuSigned by:
Joseph T. Moriarty
571EC59C33144C5...
Joseph T. Moriarty
General Counsel

EXHIBIT A

PROPERTY COMMON ADDRESS:

Abandoned Railroad Spur Parcel –1001 -1031 E. 103rd Street, Chicago, IL 60628

PIN: 25-14-100-033-0000 (a Part of) Joint Tax Division to be obtained by Grantee and the Board separating Spur Property described below from Corliss High School

LEGAL DESCRIPTION:

**DESCRIBES ABANDONED RAILROAD SPUR ATTACHED TO PIN: 25-14-100-033-0000.
DOES NOT INCLUDE CORLISS HIGH SCHOOL PROPERTY AT 801-841 E. 103RD STREET**

THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EAST 103RD STREET (SAID SOUTH LINE OF EAST 103RD STREET BEING 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER) AND THE EAST LINE OF SOUTH CORLISS AVENUE (SAID EAST LINE SOUTH CORLISS AVENUE BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER); THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CORLISS AVENUE, A DISTANCE OF 600.41 FEET TO THE NORTH LINE OF EAST 104TH STREET; THENCE EAST ALONG SAID THE NORTH LINE OF EAST 104TH STREET, A DISTANCE OF 1166.92 FEET TO A POINT 195.80 FEET WEST OF THE EASTERLY TERMINUS OF SAID EAST 104TH STREET AS DEDICATED BY DOCUMENT NO. 16365060, RECORDED SEPTEMBER 19, 1955, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 3, AS DESCRIBED IN A DEED TO IMPERIAL SMELTING COMPANY, DATED JUNE 30, 1961, RECORDED ON APRIL 22, 1963 AS DOCUMENT 18774364; THENCE NORTH AT RIGHT ANGLES TO THE AFORESAID NORTH LINE OF EAST 104TH STREET, BEING THE WEST LINE OF SAID PARCEL NO. 3, A DISTANCE OF 293.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NO. 3; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, BEING THE NORTHERLY LINE OF PARCEL NO. 3, FORMING AN ANGLE OF 86 DEGREES 53 MINUTES 27 SECONDS FROM SOUTH TO EAST WITH LAST DESCRIBED COURSE, A DISTANCE OF 34.68 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, BEING A CURVED LINE, CONVEXED TO THE NORTHEAST, WITH A RADIUS OF 252.14 FEET, TANGENT TO LAST DESCRIBED COURSE, A DISTANCE OF 62.62 FEET, ARC; THENCE CONTINUING ALONG SAID NORTHERLY LINE, BEING A CURVED LINE, CONVEXED TO THE NORTHEAST, WITH A RADIUS OF 289.30 FEET, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE, A DISTANCE OF 97.11 FEET, ARC; THENCE CONTINUING ALONG SAID NORTHERLY LINE, BEING A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 2.49 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, BEING A CURVED LINE, CONVEXED TO NORTHEAST, WITH A RADIUS OF 230 FEET, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 52.01 FEET TO ITS INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF EAST 103RD STREET AT A POINT 1429.79 FEET EAST OF THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER; THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 27.15 FEET, THENCE NORTHWESTERLY ON A CURVED LINE, CONVEXED TO THE NORTHEAST, WITH A RADIUS OF 297.94 FEET, A DISTANCE OF 231.64 FEET, ARC, TO ITS POINT OF TANGENCY WITH A LINE DRAWN 290.20 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE OF 103RD STREET; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 857 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE SAID SOUTH LINE OF EAST 103RD STREET AT A POINT 323.79 FEET EAST OF THE EAST LINE OF AFORESAID SOUTH CORLISS AVENUE; THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 290.20 FEET TO AFORESAID POINT ON THE SOUTH LINE OF EAST 103RD STREET; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 323.79 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND KNOWN AS CORLISS HIGH SCHOOL AT 801-841 E. 103RD STREET - NOT INCLUDED:

THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EAST 103RD STREET (SAID SOUTH LINE OF EAST 103RD STREET BEING 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER) AND THE EAST LINE OF SOUTH CORLISS AVENUE (SAID EAST LINE SOUTH CORLISS AVENUE BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER); THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CORLISS AVENUE, A DISTANCE OF 600.41 FEET TO THE NORTH LINE OF EAST 104TH STREET; THENCE EAST ALONG SAID NORTH LINE OF EAST 104TH STREET, A DISTANCE OF 1166.92 FEET TO A POINT 195.80 FEET WEST OF THE EASTERLY TERMINUS OF SAID EAST 104TH STREET AS DEDICATED BY DOCUMENT NO. 16365060, RECORDED SEPTEMBER 19, 1955, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 3 AS DESCRIBED IN A DEED TO IMPERIAL SMELTING COMPANY, DATED JUNE 30, 1961, RECORDED ON APRIL 22, 1963 AS DOCUMENT 18774364; THENCE NORTH AT RIGHT ANGLES TO THE AFORESAID NORTH LINE OF EAST 104TH STREET, BEING THE WEST LINE OF SAID PARCEL NO. 3, AND SAID WEST LINE EXTENDED NORTH TO A POINT 290.20 FEET SOUTH OF THE SOUTH LINE OF EAST 103RD STREET; THENCE WEST ALONG A LINE DRAWN 290.20 FEET SOUTH AND PARALLEL WITH THE SAID SOUTH LINE OF 103RD STREET TO ITS POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SAID SOUTH LINE OF EAST 103RD STREET AT A POINT 323.79 FEET EAST OF THE EAST LINE OF AFORESAID SOUTH CORLISS AVENUE; THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 290.20 FEET TO ITS POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF EAST 103RD STREET; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 323.79 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

The Board may modify the legal description upon receipt of a final title commitment and survey.