

January 25, 2024

**TRANSFER TITLE TO THE CLOSED MT. VERNON SCHOOL ANNEX BUILDING  
AT 10541 S. ABERDEEN STREET TO THE CHICAGO PARK DISTRICT (“CPD”) FOR  
EXPANSION OF THE JACKIE ROBINSON PARK FOR A NEW FIELD HOUSE**

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

That the Board requests the Public Building Commission of Chicago (“PBC”) and/or the City of Chicago in Trust for Use of Schools transfer title to the closed Mt. Vernon School Annex building located at 10541 S. Aberdeen Street, Chicago, Illinois to the Chicago Park District to be used for the future expansion of the Jackie Robinson Park for a new field house. Information pertinent to this transfer is stated below.

**TRANSFeree:**

Chicago Park District  
4830 S. Western Avenue  
Chicago, IL 60609  
Contact: General Superintendent  
Phone: 312-742-4500

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

**RECOMMENDATION:** The Board is the beneficial owner of approximately 1.2 acres of real property located at the northeast corner of South Aberdeen Street and West 106<sup>th</sup> Street commonly known as 10541 S. Aberdeen Street, Chicago, Illinois 60643 and legally described on Exhibit A attached hereto (the “Property”); the building on the Property was the annex to the Mt. Vernon Elementary School located at 10540 S. Morgan Street (“School”); the annex building located at 10541 S. Aberdeen Street (“Building”) has been closed for several years and is currently vacant and unoccupied. The Building on the Property has deteriorated and is no longer needed by the Board for educational or administrative purposes. The Park District seeks to acquire the Property from the Board for the expansion of the Jackie Robinson Park and a new field house, immediately south of the School.

The Property is being transferred to the CPD pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et. seq.). Upon acceptance of the Property, the CPD will use such Property for public park purposes. The Board and CPD agreed to exchange land for the construction of the South Shore International College Prep High School. As part of that land exchange (authorized by Board Report 14-0924-OP3), the CPD will convey approximately 4.11 acres of land to the Board and the Board will convey approximately 2.4 acres of land to the CPD. The additional Mt. Vernon annex property conveyance authorized herein will result in a more equal land exchange between the parties. The Property is to be conveyed in “As-Is-Where Is” condition. The deed shall provide that the Board and the PBC are to be released and discharged from any and all responsibility or liability with respect to the Property’s physical, structural, or environmental condition and the Property may not be used as a K-12 Charter School.

**AUTHORIZATION:** Authorize the Public Building Commission of Chicago and the City of Chicago, in Trust for Use of Schools, as applicable, to issue a deed in favor of the CPD for the Property described on Exhibit A. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and the Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transfer.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** \$1.00.

**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 August 24, 2023 (23-0824-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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**Charles E. Mayfield**  
**Chief Operating Officer**

**Approved:**

DocuSigned by:  
  
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**Pedro Martinez**  
**Chief Executive Officer**

**Approved a to legal form:**

DocuSigned by:  
  
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**Ruchi Verma**  
**General Counsel**

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**EXHIBIT A**

**FINAL LEGAL DESCRIPTION SUBJECT TO  
FIELD VERIFICATION, SURVEY AND TITLE COMMITMENT**

**CLOSED MT. VERNON SCHOOL ANNEX BUILDING**

**PROPERTY:** Closed Mt. Vernon School Annex Building

**ADDRESS:** 10541 South Aberdeen Street, Chicago, Illinois 60643

**PIN:** 25-17-218-001-0000 (Part of PIN)

**LEGAL DESCRIPTION:**

**THE WEST 100 FEET OF LOTS 17 THROUGH 24 AND ALL OF LOTS 25 THROUGH 32 IN BLOCK 2 OF VAN DERSLICE'S RESUBDIVISION OF BAKER AND MAC COUN'S ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, TOGETHER WITH 225 FEET OF THE NORTH HALF OF VACATED 106<sup>th</sup> STREET LYING EAST OF SOUTH ABERDEEN STREET, BEING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.**