



# Board of Education

Office of the Board  
1 North Dearborn Street  
Suite 950  
Chicago, IL 60602

## Board Report

25-0626-OP2

**Agenda Date: 6/26/2025**

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### **AUTHORIZATION TO ACCEPT TITLE AND POSSESSION OF 3101 W. BRYN MAWR AVE. AND 3024 W. FOSTER AVE. FROM THE CITY OF CHICAGO FOR ATHLETIC FIELDS AND ADDITIONAL OPEN SPACE AT THE NORTHSIDE COLLEGE PREP HIGH SCHOOL**

#### **THE INTERIM SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize the acceptance of title and possession of the property described on Exhibit A, commonly known as 3101 W. Bryn Mawr Avenue, Chicago, IL and 3024 W. Foster Avenue, Chicago, IL ("Property") from the City of Chicago for athletic fields and additional open space at Northside College Prep High School. The Property is currently being used for athletic fields by Northside College Prep under a 50-year lease with the City of Chicago ("Lease"). Information pertinent to the land transfer is as follows:

**GRANTOR:** City of Chicago, an Illinois Municipal Corporation  
121 N. LaSalle Street, Chicago, IL 60602  
Contact: Arthur Dolinsky  
Phone: 312-744-8731

**PREMISES:** 3101 W. Bryn Mawr Ave., Part of PIN: 13-12-101-010-0000.  
Size: 2.13 acres; open space and partially improved with Northside College Prep turf soccer field.

3024 W. Foster Ave., Part of PIN: 13-12-101-011.  
Size: 1.48 acres; used as grass lacrosse athletic field by Northside College Prep. Donor/Grantor:  
City of Chicago

The Property forms one contiguous parcel which runs along the North Shore Channel and is adjacent to the Northside College Prep school site.

**PURCHASE PRICE:** \$1.00

**USE:** Property is currently being used by the Northside College Prep High School for athletic fields. The Property is currently leased from the City by the Board under a 50-year lease.

**TITLE/SURVEY:** The Board shall obtain, at Board's option and expense, a current ALTA owner's title commitment and title policy in an amount determined by Board. The Board has obtained a survey for the Property.

**AUTHORIZATION:** Authorize the President and Secretary, Chief Operating Officer and General Counsel to execute such other documents as are necessary for the purpose of accepting and acquiring title and taking possession of the Property from the City of Chicago including terminating the Lease.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council review is not applicable to this report.

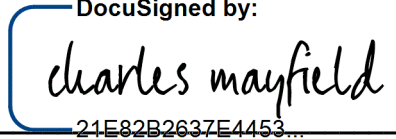
**FINANCIAL:** Charge to Operations Department: \$1.00  
Source of Funds: Capital Improvement Fund

**GENERAL CONDITIONS:** The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant

to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

**Approved for Consideration:**

DocuSigned by:

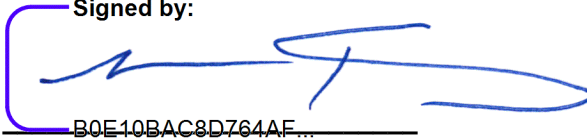
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**Charles E. Mayfield**  
Chief Operating Officer

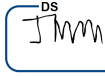
**Approved:**

Signed by:

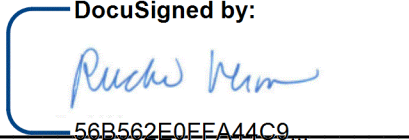
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**Macqueline King, EdD**  
Interim Superintendent / Chief Executive Officer

**Approved as to legal form:**A blue ink signature of Ruchi Verma, written in a cursive style, enclosed within a blue DocuSign signature box.

DocuSigned by:

A blue ink signature of Ruchi Verma, written in a cursive style, enclosed within a blue DocuSign signature box.

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**Ruchi Verma**  
General Counsel

**EXHIBIT A****LEGAL DESCRIPTION**

(MAY BE MODIFIED TO CONFORM TO FINAL SURVEY AND TITLE)

THAT PART OF LOTS 1 THROUGH 5, INCLUSIVE, IN SUBDIVISION OF THAT PART LYING WEST OF CENTER SLOUGH (EXCEPT THE SOUTH 359.5 FEET OF THE WEST 359.5 FEET) OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTH LINE OF BRYN MAWR AVENUE, BEING ALSO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID, 420.22 FEET EAST OF THE WEST LINE OF LOT 1; THENCE SOUTH 11° 51' 19" EAST 1196.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, SAID POINT BEING 509.73 FEET EAST OF THE INTERSECTION OF THE SOUTH OF LOT 2 WITH A LINE 157 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 31 MINUTES 12 SECONDS WEST ALONG SAID SOUTH LINE 169.58 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 32 SECONDS EAST 15.24 FEET; THENCE SOUTH 77 DEGREES 57 MINUTES 03 SECONDS WEST 11.65 FEET TO A LINE 285 FEET WESTERLY OF AND PARALLEL WITH CENTER OF SLOUGH, BEING ALSO THE EAST LINE OF PARCEL 2 PER QUITCLAIM DEED RECORDED OCTOBER 30, 2002 AS DOCUMENT 0021195474; THENCE SOUTH 13 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE 343.45 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 00 SECONDS EAST 230.87 TO A POINT ON THE WESTERLY EDGE OF WATER OF THE NORTH SHORE CHANNEL; THENCE NORTHWESTERLY ALONG SAID WESTERLY EDGE OF WATER OF THE NORTH SHORE CHANNEL TO THE SOUTH LINE OF BRYN MAWR AVENUE; THENCE SOUTH 89 DEGREES 11 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE 58.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Address: 3101 W. Bryn Mawr Ave. and 3024 W. Foster Ave.**  
Part of PINs: 13-12-101-010 AND 13-12-101-011