

ORDINANCE NO. 8990-25

AN ORDINANCE AUTHORIZING THE
PURCHASE OF CERTAIN REAL ESTATE

WHEREAS, the City Council of the City of Urbana, Illinois, has found and determined that the acquisition of the real estate specified in the attached agreement is desirable and necessary to carry out one of the corporate purposes of the City of Urbana, to wit: the implementation of the Community Development Block Grant Program of the City of Urbana.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

1. That the City of Urbana hereby approves the agreement attached hereto and authorizes the Mayor of the City of Urbana to execute the same on behalf of the City of Urbana. The attached agreement relates to the following described premises, all located in Urbana, Illinois.

Lot 9 in O.A. Frailey's Second Subdivision to the City of Urbana, as per plat recorded in Plat Book "L" at page 9 in the Recorder's Office of Champaign County, Illinois, situated in Champaign County, Illinois, commonly known as 1105 North Gregory Street, Urbana, Illinois; and

The North 132 feet of the East 400 feet, except the East 300 feet thereof, of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois; and

The North 132 feet of the East 300 feet of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois; and

Tract B in O.A. Frailey's Second Subdivision to the City of Urbana, situated in Champaign County, Illinois.

2. This Ordinance shall be effective immediately upon its passage and approval by the Mayor.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 5th day of September, 1989.

PASSED by the City Council this 5th day of September, 1989.



Ruth S. Brookens
Ruth Brookens, City Clerk

APPROVED by the Mayor this 11th of September, 1989.

Jeffrey A. Markland
Jeffrey A. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8990-25 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

September 8, 1989
Date



CONTRACT FOR SALE OF REAL ESTATE

PARCEL NOS. 91-21-07-277-008
91-21-07-276-003
91-21-07-276-004
91-21-07-276-005

BLOCK GRANT NO. 888-MC-17-0024

THIS AGREEMENT made and entered into this, the _____ day of _____, 19____, by and between the CITY OF URBANA, ILLINOIS, A Municipal Corporation of the State of Illinois, hereinafter referred to as BUYER, and OPAL THOMAS, hereinafter referred to as SELLER.

WITNESSETH:

IT IS MUTUALLY UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO:

1. Sale. The SELLER agrees to sell and convey, and the BUYER agrees to buy, the following described parcels of real estate:

Lot 9 in O.A. Frailey's Second Subdivision to the City of Urbana, as per plat recorded in Plat Book "L" at page 9 in the Recorder's Office of Champaign County, Illinois, situated in Champaign County, Illinois, commonly known as 1105 North Gregory Street, Urbana, Illinois; and

The North 132 feet of the East 400 feet, except the East 300 feet thereof, of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois; and

The North 132 feet of the East 300 feet of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois; and

Tract B in O.A. Frailey's Second Subdivision to the City of Urbana, situated in Champaign County, Illinois.

and all improvements thereon, located in Urbana, Illinois.

2. Purchase Price. The agreed purchase price of Twenty-one thousand three hundred thirty and 00/100 dollars (\$21,330.00) shall be paid in cash at closing, but from such purchase price shall be first deducted the credits and other deductions allowed to SELLER in this contract.

3. SELLER agrees to furnish to BUYER within ten (10) days from the date hereof, without expense to the BUYER, such abstract, certificates or other evidence of title as SELLER may have affecting the premises herein described.

4. BUYER shall have forty (40) days from the date of delivery of whatever evidence of title that SELLER has to procure a title commitment insurance policy or to have the abstract brought down to date of contract. If the said title commitment or abstract discloses exceptions relating to title in the nature of judgments, liens, encumbrances, mortgages and special assessments, or other matters reflecting merchantability of title other than general taxes for the current year, the BUYER shall be obliged to purchase the subject property only if BUYER is granted the right, from the proceeds of this contract, to extinguish any such exceptions affecting the merchantable title of the subject property. If BUYER is not granted this right and/or BUYER cannot cure the said encumbrances to produce merchantable title within a reasonable time, this contract shall become null and void at the election of BUYER.

5. Conveyance. Conveyance shall be by a general warranty deed to the BUYER, with release of dower and homestead rights. BUYER shall pay any and all expenses relating to title insurance commitments and/or bringing any abstract down to date of this contract.

6. Taxes and Assessments. General taxes for the year 1988, due and payable in 1989, shall be paid by SELLER, or credit given to the BUYER at closing based on the last ascertainable tax bill and no further adjustments will be made with respect thereto. All special assessments and taxes levied or confirmed prior to the date of this contract shall be paid by SELLER, or the SELLER may give the BUYER credit at closing for such amounts. All special assessments and taxes levied and/or assessed on or after the date hereof become the obligation of BUYER, and BUYER takes property subject to same. General taxes for the year 1989, due and payable in 1990, shall be prorated on the basis of the last ascertainable tax bill at time of closing and no further adjustments will be made with respect thereto thereafter.

7. Closing. Closing shall be at the offices of the Community Development Services Department of the City of Urbana, Illinois, or at any other place mutually agreeable between the parties, on or before October 1, 1989. Possession of the premises shall be delivered to the BUYER on closing.

IN WITNESS WHEREOF, the parties hereunto set their hands the day and year first written above.

SELLER

BUYER: CITY OF URBANA, ILLINOIS

Opal Thomas

By: _____
Jeffrey T. Markland, Mayor

Attest: _____
Ruth S. Brookens, City Clerk

Address: 601 East Illinois St.
Urbana, IL 61801

Address: 400 South Vine St.
Urbana, IL 61801

SELLER acknowledges that she did receive a statement of the basis for the determination of just compensation for the subject property, on the 3rd day of August, 1989.

Seller