

ORDINANCE NO. 2009-06-069

**AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE**  
**(1405 West Beslin Street)**

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

Section 1. That an Ordinance approving the Contract for the purchase of 1405 West Beslin Street, Urbana, Illinois legally described below in substantially the form of the copy of said Contract attached hereto, be the same is hereby approved:

The East Half of Lot 3 in Block 27 of the Seminary Addition to Urbana Situated in Champaign County, Illinois.

PIN: 91-21-07-401-005

More commonly known as 1405 West Beslin Street, Urbana, Illinois

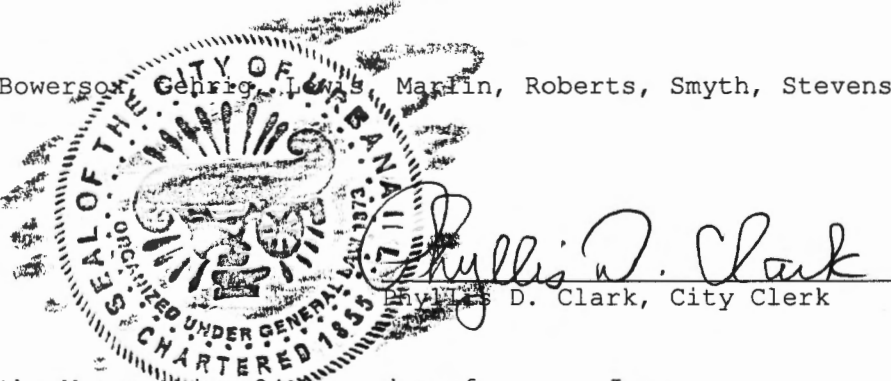
Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said Contract as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this 22nd day of June, 2009 .

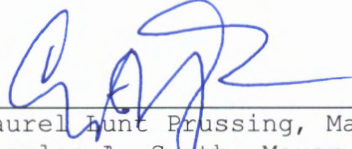
AYES: Bowersox, Gehrig, Lewis, Marfin, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



APPROVED by the Mayor this 24th day of June, 2009 .

  
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Laurel Hunt Prussing, Mayor  
By: Charles A. Smyth, Mayor Pro-tem

[Special Council Meeting]

**FILED**

JUN 24 2009

Phyllis D. Clark  
City Clerk

**REAL ESTATE CONTRACT**

This Real Estate Contract (the "Contract") is made and entered this 24<sup>th</sup> day of June, 2009 by and between the City of Urbana, Champaign County, Illinois ("BUYER" or sometimes "City") and Janson Investment Company, an Illinois Corporation ("SELLER").

WITNESSETH:

WHEREAS, SELLER by prior payment of delinquent taxes, is in the position to petition for a Tax Deed relating to certain real estate as later more specifically described in this Contract; and

WHEREAS, if SELLER acquires good merchantable title, BUYER desires to purchase said real estate on such terms and conditions as are provided for herein.

NOW, THEREFORE, in consideration of the representations, promises, covenants, agreements and undertakings set forth in this Contract, SELLER and BUYER hereby agree as follows:

**Section 1. Sale.** If SELLER acquires good merchantable title, SELLER agrees to sell the following real estate, together with all improvements and appurtenances (if any), situated in the City of Urbana, Champaign County, Illinois, the legal description of which is:

The East Half of Lot 3 in Block 27 of the Seminary Addition to Urbana, Situated in Champaign County, Illinois.

PIN: 91-21-07-401-005

More commonly known as **1405 W. Beslin, Urbana, Illinois**

Subject to all covenants, restrictions, reservations, and easements of record, if any.

**Section 2. Payments to Seller.**

(a) **Purchase Price.** BUYER agrees to pay to SELLER at closing the sum of Five Thousand Eight Hundred Dollars (**\$5,800.00**) less any amount to be credited to BUYER for proration and credits allowed in this Contract.

**Section 3. Leases.** SELLER affirms that the Subject Property is vacant as of the date of this Contract. SELLER further affirms that it is not party to a lease or contract sale with respect to Subject Property as of the date of this Contract. SELLER shall not permit or allow or create any leases or allow, or permit the renewal or extension of any lease with respect to the Subject Property. It is agreed that the non-leasing provisions of this Contract are material, and, if SELLER violates this provision regarding the non-leasing of the Subject Property, Buyer may, at its option immediately declare this contract null and void.



**Section 4. Evidence of Title.** SELLER shall, within a reasonable time, order a commitment for title insurance issued by a title insurance company regularly doing business in the county where the Real Estate is located, committing the company to issue a policy in the usual form insuring title to the Real Estate. SELLER shall be responsible for payment of the owner's premium and SELLER'S search charges.

Permissible exceptions to title shall include only the lien of general taxes and special assessments; zoning laws and building ordinances; easements, apparent or of record; and covenants and restrictions of record which do not restrict reasonable use of the Real Estate, and the following liens: 97R11675; 98R3436; 98R7948; 2000R15783; 2000R15784; 2002R26157; 2002R9094 and 2003R28307. If title evidence discloses exceptions other than those permitted, BUYER shall give written notice of such exceptions to SELLER within a reasonable time. SELLER shall have a reasonable time to have such title exceptions removed, or any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If SELLER is unable to cure such exception, then BUYER shall have the option to proceed with closing with no further claims, or by written notice to terminate this Contract, in which case this Contract shall be terminated and of no effect.

**Section 5. Conveyance.** Conveyance shall be by general warranty deed to Buyer with release of dower and homestead rights.

**Section 6. Taxes and Assessments.** General taxes and special assessments (if any) shall be paid by SELLER for annual amounts owed through the date of closing. The proration thereof shall be calculated upon the basis of the most current tax information, including confirmed multipliers. Transfer tax and all special assessments which are a lien upon the Real Estate as of the date of this Contract shall be SELLER'S expense. All such taxes and special assessments shall constitute a credit to BUYER against the purchase price, and shall release SELLER from any further liability to BUYER in connection therewith.

**Section 7. Closing and Possession.**

(a) **Closing.** The closing of this transaction shall occur on or before November 30, 2009 at 400 South Vine Street, Urbana, Illinois 61801.

(b) **Possession.** Possession shall be delivered to Buyer at time of closing.

**Section 8.** This agreement is expressly contingent upon approval by the Urbana City Council.

**Section 9. Special Contingencies.** BUYER may obtain an environmental analysis of the Real Estate described in Section 1 above, and this Contract is contingent upon BUYER receiving that analysis showing no substantial environmental defects. If BUYER does not approve the environmental analysis, then BUYER shall give notice to SELLER so that the notice is received on or before 5:00 p.m. on September 1, 2009. Such notice shall indicate the substantial deficiency causing BUYER to enforce this contingency and shall indicate that

BUYER chooses to terminate this Contract. If BUYER does not so provide SELLER with such notice by said time, then the contingency in this paragraph is of no effect, and the Contract will be in full force. If the City chooses to acquire the Real Estate, it agrees to take it "as is," and the City agrees to hold SELLER harmless from any and all claims against the property or the owners of the property, if such claims are related to any environmental issue; and such agreement shall survive the closing date.

**Section 10. Notices.** All notices to SELLER shall be addressed as follows:

Janson Investment Company, an Illinois Corporation

All notices to BUYER shall be addressed as follows:

City of Urbana  
Grants Management Division  
400 South Vine Street  
Urbana, IL 61801

All notices provided for herein shall be deemed to have been duly given, if and when deposited in the U.S. Mail, postage prepaid and addressed to SELLER at the above address, or when delivered personally to such party.

**Section 11. Memorandum of Contract.** BUYER may and is hereby authorized to file in the appropriate county real estate records either a copy of this Contract, or an appropriate memorandum of the existence of this Contract, identifying the Real Estate, SELLER, BUYER and a brief summary of this Contract.

**Section 12. Default and Enforcement.** Default under this Contract shall mean failure to timely and fully perform any term or provision hereof after proper notice. The party claiming a default on the part of the other party shall provide a written notice of that claim to the other party. The other party will have 30 days after receipt of said notice to cure said alleged default. If a cure is not reasonably possible within a 30-day cure period, then the cure period will be extended to a reasonable time, so long as the party which would otherwise be in default continues to diligently pursue the resolution of the potential default. SELLER and BUYER shall have all rights and remedies available to them in law and in equity. SELLER shall be liable for any consequential damages to the City with respect to any willful default to close on the Real Estate transaction as hereby contemplated. A willful default is defined, for the purposes of this agreement, as a refusal to continue with obligations under this agreement under circumstances where, but for the refusal of the seller, the transaction could otherwise be closed as hereby contemplated. No failure by SELLER or BUYER to elect to declare a default hereunder shall be deemed a waiver of their respective rights to make such election, and a waiver in one case shall not be a waiver of another. Default by SELLER or by BUYER shall entitle the non-defaulting party to claim as damages all reasonable costs, attorneys' fees and expenses incurred in connection with enforcement of this Contract, whether by suit or otherwise.



**Section 13. Agreements and Binding Effect.** This Contract shall be binding upon SELLER and BUYER and their respective successors and assigns, according to its tenor and import. When any term or provision of this Contract directs that any party hereto perform or undertake a particular action, such party hereby covenants and agrees to timely and fully perform. Time is the essence of this Contract.

**Section 14. Amendments.** This Contract may be amended from time to time, but only in writing by SELLER and BUYER.

**Section 15. Execution and Counterparts.** This Contract may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. By executing this Contract, the persons executing it as SELLER covenant that they are the record owners of the Real Estate, and all of the record owners thereof, and have full power and authority to so execute and deliver this Contract. Section headings are for convenience only and do not limit the effectiveness of any section.

**Section 16. RESPA/TRA.** SELLER and BUYER hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended, and the Tax Reform Act of 1986.

**Section 17. Entirety of Agreement.** This Contract contains the entire agreement between the parties and NO ORAL REPRESENTATION, warranty or covenant exists other than those herein set forth. References to singular parties shall apply to plural parties as well.

**Section 18. Time of the Essence.** The time for performance of the obligations of the parties is of the essence of this Contract.

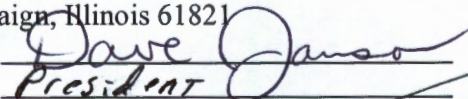
**Section 19.** That this Agreement is binding upon successors, assignees, heirs and devisees of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first written above.

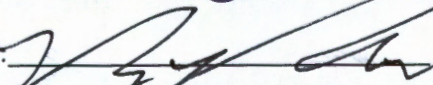
**SELLER:**

Janson Investment Company  
An Illinois Corporation  
2503 Galen Drive  
Champaign, Illinois 61821

BY:

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Roy Burch

**BUYER:**


City of Urbana, Illinois  
400 South Vine Street  
Urbana, Illinois 61801

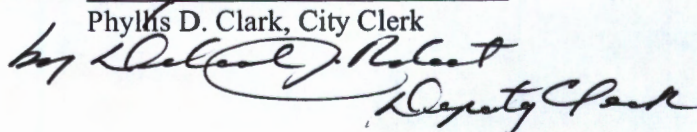
BY:

  
\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

Charles A. Smyth Mayor Pro tem

ATTEST:

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

  
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Deputy Clerk