

ORDINANCE NO. 2022-01-005

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL ESTATE

(1201 W. Beslin Street)

WHEREAS, the City of Urbana ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City's home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Subsection (a), entitled "Sale of real estate," of Section 2-118, entitled "Purchase, sale, lease, etc., of real estate," of the Code of Ordinances, City of Urbana, Illinois, provides that any real estate owned by the City of Urbana may be sold in any manner prescribed by the City Council in an ordinance authorizing such sale; and

WHEREAS, the requirements of said Subsection (a) of Section 2-118 for a public hearing and for the required notice for such public hearing do not, pursuant to the terms thereof, apply to the sale of residential property acquired under the Community Development Program; and

WHEREAS, the City Council desires to sell the real estate commonly known as 1201 W. Beslin Street, which said property has heretofore been acquired under the Community Development Program, in accordance with said Subsection (a) of Section 2-118 and the policy heretofore established with respect thereto; and

WHEREAS, the City Council expressly finds and declares that said real estate is not needed for governmental purposes or proprietary activity of the City of Urbana.

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

Section 1. That the Contract for Sale of Real Estate by and between the City of Urbana, Illinois, and LaKendra O'Bannon, a copy of which said Contract is attached hereto and incorporated herein by reference, be and the same is hereby authorized and approved.

Section 2. The Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute said Contract in substantially the form attached hereto together with all necessary deeds and documents required by said Contract for and on behalf of the City of Urbana, Illinois.


Section 3. The Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute minor modifications and extensions of time set forth in the said Contract for and on behalf of the City of Urbana, Illinois.

PASSED BY THE CITY COUNCIL this 24th day of January, 2022.

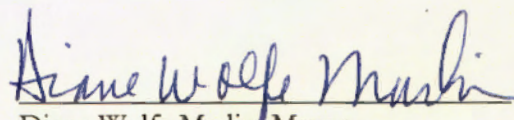
AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAYS: None

ABSTENTIONS: None


Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 7th day of February, 2022.


Diane Wolfe Marlin, Mayor

REAL ESTATE TRANSFER AGREEMENT

The undersigned ("Buyers") hereby offer to purchase from the City of Urbana, Illinois ("Seller"), the following described real estate in "as-is" condition for one dollar (\$1.00), to be paid in cash at the closing of the sale:

DESCRIPTION OF REAL ESTATE:

All of the East Forty-nine and one-half (49 ½) feet of Lot One (1), Block Twenty-Five (25) of Seminary Addition to Urbana, except the South Sixty-seven (67) feet thereof, situated in the County of Champaign, in the State of Illinois.


PIN: 91-21-07-410-008;

Commonly known as 1201 W. Beslin St., Urbana, Illinois
(Hereinafter referred to as Subject Property).

The Seller shall convey such real estate to the Buyers by a good and sufficient Quit Claim Deed, which the Seller shall record in the Office of the Champaign County Recorder of Deeds at its expense.

This offer is made at Champaign County, Illinois, on 24th Day of January, 2022.

Buyers:

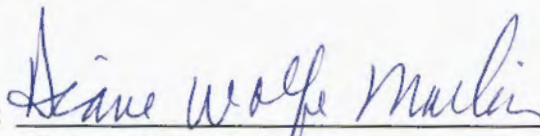


LaKendra O'Bannon Date 1/25/22

Seller:

The foregoing offer to purchase real estate is hereby accepted in accordance with the terms and conditions specified above.

City of Urbana, Illinois

By:  01/26/2022

Diane Wolfe Marlin Date

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, THE CITY OF URBANA, ILLINOIS, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the City Council of the City of Urbana, Illinois, by virtue of Ordinance No. 2022-1-085, CONVEYS AND WARRANTS to LaKendra O'Bannon, an Illinois not-for-profit corporation, the following described real estate, to-wit:

DESCRIPTION OF REAL ESTATE:

All of the East Forty-nine and one-half (49 ½) feet of Lot One (1), Block Twenty-Five (25) of Seminary Addition to Urbana, except the South Sixty-seven (67) feet thereof, situated in the County of Champaign, in the State of Illinois.

PIN: 91-21-07-410-008;

Commonly known as 1201 W. Beslin St., Urbana, Illinois
(Hereinafter referred to as Subject Property).

Subject to:

- (1) Real estate taxes for the year 2021 and subsequent years;
- (2) Covenants, conditions, restrictions, and easements apparent or of record;
- (3) All applicable zoning laws and ordinances.

IN WITNESSETH, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by Diane W Marlin, its Mayor, and attested by Phyllis D. Clark, its City Clerk, this 21st day of February, 2022.

CITY OF URBANA, ILLINOIS

By: _____

Diane Wolfe Marlin

Diane Wolfe Marlin, Mayor

ATTEST:

By: _____

Phyllis D. Clark
Phyllis D. Clark, City Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Diane Wolfe Marlin, personally known to me to be the Mayor of the City of Urbana, Illinois, the GRANTOR, and PHYLLIS D. CLARK, personally known to me to be the City Clerk of the City of Urbana, Illinois, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as Diane Wolfe Marlin, Mayor, and Phyllis D. Clark, City Clerk, they signed and delivered the said instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City Council of said City by virtue of Ordinance No. 2022-1-005 as their free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of February, 2022.



Kathryn Brickman Levy
Notary Public

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Act (35 ILCS 305/4(b)).

Date: _____ Signature: _____

Deed Prepared By:
City of Urbana
Community Development Services Dept.
400 South Vine Street
Urbana, Illinois 61801

Return Deed, Send Tax Bill To:
LaKendra O'Bannon
1203 W Beslin
Urbana, IL 61801