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October 15, 2020

Mr. Arnold Randall, General Superintendent
Forest Preserve District of Cook County, Illinois
69 West Washington, Suite 2010
Chicago, Illinois 60602

Re: Letter of Intent - Cook County Forest Preserve Surplus Parcel (PIN 12-26-300-013-0000)

Dear Mr. Randall:

The Village of River Grove (the "Village") is an Illinois municipal corporation and home rule unit of government within the State of Illinois. The Village has approached the Forest Preserve District of Cook County, Illinois (the "Forest Preserve") regarding its purchasing a surplus parcel. The parcel has been vacant for over 50 years, and is between 5,360 square feet (per the Sidwell map) and 6,787 square feet (per the Cook County GIS). The property is commonly known as the 8678 West Grand Avenue, River Grove, Illinois, and is assigned Permanent Index Number 12-26-300-013-0000. As depicted in Exhibit A attached hereto, both the county viewer image and aerial image of the parcel show that the parcel is located at the northeast corner of Grand Avenue and Indian Boundary Road (the "Parcel").

This Parcel is not directly contiguous to the other Forest Preserve property in the area. Rather, it is separated from the main body of the forest preserve on the west by Indian Boundary Road; and to the south by Grand Avenue. A public alley abuts the northern property line, while a multi-family dwelling unit is located next to the east property line. The Parcel has been maintained as a grass yard by the adjacent apartment building owner, and is used primarily by the tenants of the apartment building as a yard. The Village is seeking to acquire the Parcel to develop a Veteran's Memorial in conjunction with the local American Legion Post and the Post of the Veterans of Foreign Wars. The planned memorial would be accessible to the general public at all hours, and hopefully would serve as a point of interest for users of the Des Plaines River Trail and the local municipal park and forest preserve fields in this area.

To effectuate this goal, the Village has secured funds to purchase the parcel from the State of Illinois. With this funding, the Village offers to purchase the Parcel for \$105,000.00. Additionally, the Village and the local American Legion and VFW Posts have established a basic foundation to generate financial support for the construction of the Veteran's Memorial. The memorial has been designed by students of Triton College as part of the design project sponsored by the local American Legion.

Accordingly, the Village hereby proposes that the parties enter into a mutually agreeable contract for the purchase and sale of the Parcel on the following terms and conditions:

Purchaser: Village of River Grove, Cook County, Illinois

Seller: Forest Preserve District of Cook County, Illinois

Parcel of Property: 8678 W Grand Ave, River Grove, IL 60171; PIN 12-26-300-013-0000

Purpose: To establish and maintain a Veteran's Memorial within the Village of River Grove which shall be open to the public and provide public uses for residents and visitors of the Village, the Forest Preserve and the Des Plaines River Trail.

Purchase Price: \$105,000.00 payable at closing.

Contract: Seller and Purchaser shall make reasonable and good faith efforts to enter into a written contract containing terms and conditions acceptable to both parties. Any contract shall be subject to approval by the Corporate Authorities of the Village and Forest Preserve. Notwithstanding the foregoing, this document shall not create a legally binding agreement between Seller and Purchaser. Neither party shall be legally bound until the contract has been fully executed. Either party shall have the right to terminate negotiations at any time.

Conveyance: Purchaser shall agree to accept title to the Parcel from Seller at Closing with a covenant or deed restriction limiting use of the Parcel to for establishing and maintaining a Veteran's Memorial that shall be open to the public and be accessible to this area of the Forest Preserve and an amenity along the Des Plaines River Trail. Seller shall provide Purchaser with all documentation pertaining to the Parcel, as reasonably requested by the Purchaser, to complete due diligence. If for any reason whatsoever, Purchaser is not satisfied with the results of its investigations, Purchaser shall have the right to withdraw. Forest Preserve shall provide clear and merchantable title.

Closing: Closing shall occur on a date mutually agreeable by Seller and Purchaser.

This Letter of Intent is solely intended as a proposal of the basic understanding for the eventual conveyance of the Parcel, and it is understood and agreed that neither party is under a binding obligation to the other, until a written contract is completed. Under no circumstances does this Letter of Intent amend, modify or invalidate the Intergovernmental Agreement between the Village and Forest Preserve.

Sincerely,

David B. Guerin,
Village President

AGREED AND ACCEPTED this _____
day of _____, 2020.

Forest Preserve District of Cook County, Illinois

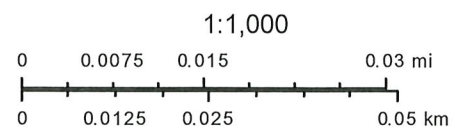
By: _____
Name: _____
Its: _____

Exhibit A

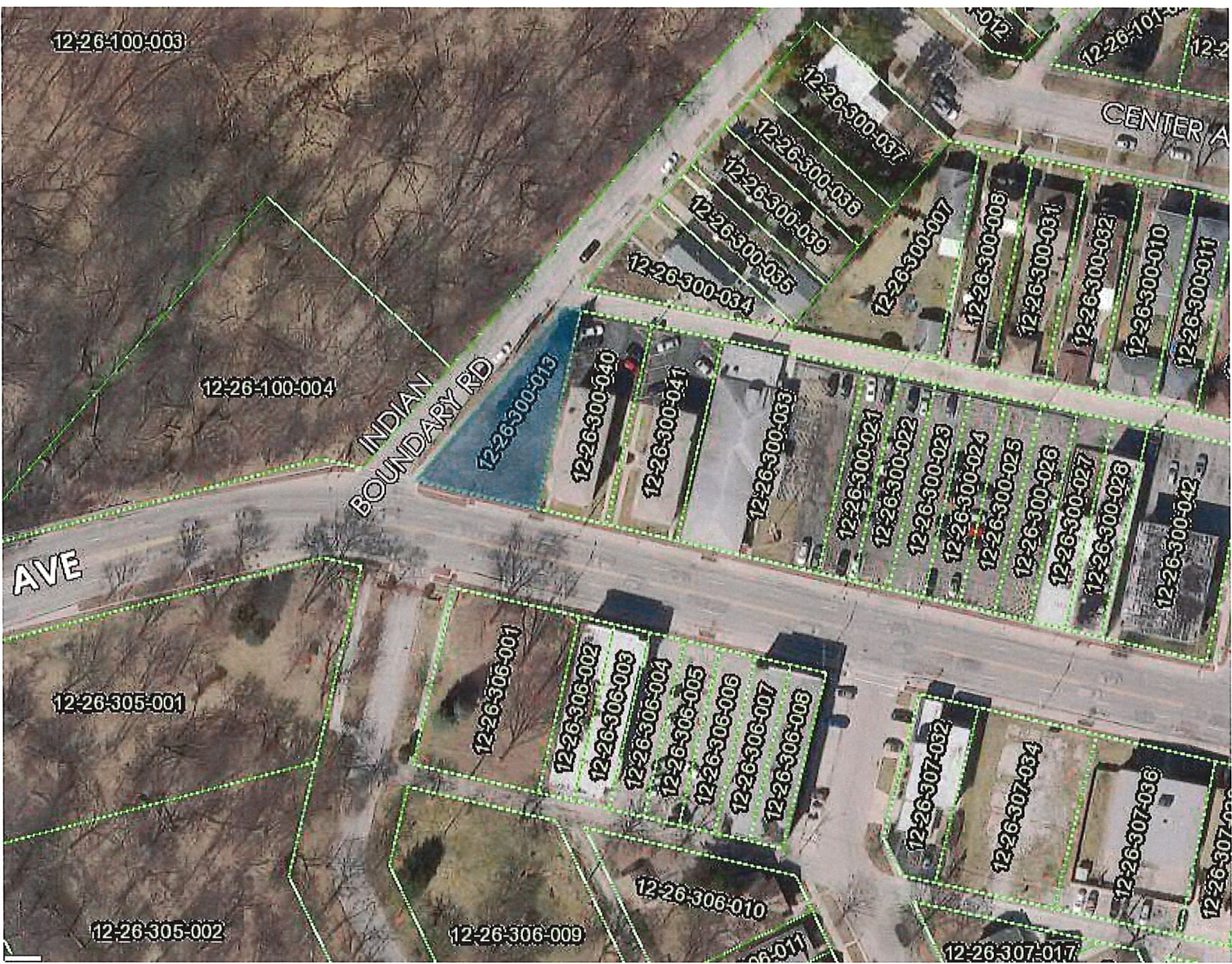
Cook County CookViewer



October 15, 2020



Cook County GIS Dept



12-26-100-003

12-26-100-004

AVE

INDIAN
BOUNDARY RD

CENTER A

12-26-305-001

12-26-305-002

12-26-306-009

12-26-306-001

12-26-306-002

12-26-306-003

12-26-306-004

12-26-306-005

12-26-306-006

12-26-306-007

12-26-306-008

12-26-306-010

12-26-306-011

12-26-307-017

12-26-300-013

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12-26-300-007

12-26-300-008

12-26-300-031

12-26-300-032

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12-26-101-012

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