



Legislation Details

File #: 23-0613 **Version:** 1 **Name:**
Type: Sale or Purchase of Real Estate **Status:** Approved
File created: 11/21/2023 **In control:** Real Estate Committee
On agenda: 12/12/2023 **Final action:** 1/23/2024
Title: PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Feras Alhaj (Owner of Record)

Request: It is respectfully requested that this proposed purchase be approved.

Description of Real Estate: 15701 151st Street, Orland Park, Cook County, Illinois 60462

Section: N/A

Parcel(s): PIN: 28-18-100-001-0000

THE NORTH 12 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 70 FEET), IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 490,050 SQUARE FEET, OR 11.25 ACRES, MORE OR LESS.

Fiscal Impact: \$475,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$485,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010

District(s): 6

Summary: The Forest Preserves of Cook County (the "Forest Preserves") has identified a parcel of land for acquisition that would add to the Forest Preserves' current holdings near Camp Sullivan Woods (the "Property"). The Property, commonly known as 15701 151st Street, Orland Park, Cook County, Illinois, consists of approximately 11.25 ± acres. The Property is adjacent to, and expands, the Camp Sullivan Woods property which currently totals over 300 acres. Adding the Property will protect open space in a densely populated region, allow for alternative access to Camp Sullivan Woods, protect wetlands, and increase habitat for wildlife.

Through negotiations, the Owner of Record (the "Seller"), has agreed to sell the Property to the Forest Preserves for the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$475,000.00) plus closing costs up to \$10,000.00 (up to \$485,000.00 in total). The purchase price is based upon two (2) M.A.I. appraisals obtained by the Forest Preserves and is subject to the Forest Preserves' satisfactory completion of its due diligence.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation as determined by the Forest Preserves Legal Department, to effectuate payment in the amount of the purchase price plus closing costs as full compensation for the acquisition of the Property.

This land acquisition advances the goals of the Forest Preserves' Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Sponsors:

Indexes: (Inactive) ARNOLD RANDALL, General Superintendent

Code sections:

Attachments: 1. 15701_151st_Aerial, 2. LOI 15701 151st Orland Park 11 27 LH SIGNED SELLER, 3. 15701_151st_Plat

Date	Ver.	Action By	Action	Result
1/23/2024	1	Real Estate Committee	approve	Pass
12/12/2023	1	FPD Board of Commissioners	refer	Pass