



Legislation Text

File #: 17-0401, **Version:** 1

PROPOSED ACCEPTANCE OF REAL ESTATE DONATION

Department(s): Legal Department

Other Part(ies): Land Conservancy of Will County, an Illinois Not for Profit

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

Description of Real Estate: 31 Monee Road, Park Forest, Illinois 60466

Section: NA

Parcel(s): 31-36-400-022-0000

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MONEE ROAD AND THE SOUTH LINE OF SAID SECTION 36, WHICH POINT IS 1562.80 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 44 DEGREES 17 MINUTES 05 SECONDS EAST ALONG THE CENTERLINE OF MONEE ROAD 400 FEET; THENCE SOUTH 26 DEGREES 01 MINUTES 22 SECONDS EAST A DISTANCE OF 42.48 FEET; THENCE NORTH 44 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 171.29 FEET THENCE NORTH 58 DEGREES 12 MINUTES 05 SECONDS EAST A DISTANCE OF 90.39 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 58 DEGREES 12 MINUTES 05 SECONDS EAST A DISTANCE OF 115.72 FEET; THENCE SOUTH 31 DEGREES 47 MINUTES 55 SECONDS EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 58 DEGREES 12 MINUTES 05 SECONDS EAST A DISTANCE OF 102.15 FEET TO THE WESTERLY LINE OF FOREST PRESERVE TRACT, THENCE SOUTH 36 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE WESTERLY LINE OF SAID FOREST PRESERVE TRACT, 540.12 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 36, 420 FEET EAST MEASURED ALONG THE SOUTH LINE OF SAID SECTION 36 FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF MONEE ROAD AND THE SOUTH LINE OF SAID SECTION 36 (SOUTH LINE OF SAID SECTION 36 HAS A BEARING OF NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST); THENCE NORTH 26 DEGREES 01 MINUTES 22 SECONDS WEST A DISTANCE OF 124.00 FEET; THENCE NORTH 63 DEGREES 41 MINUTES 03 SECONDS EAST A DISTANCE OF 155.69 FEET; THENCE NORTH 14 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 147.08 FEET; THENCE NORTH 26 DEGREES 09 MINUTES 20 SECONDS WEST A DISTANCE OF 108.64 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Fiscal Impact: \$0 purchase price, plus up to \$60,000 additional funds to be advanced by the Forest Preserves of Cook County ("the Preserves") to cover any outstanding tax arrearage and closing costs associated with the transaction.

Accounts: Land Acquisition 51025.560010, 51006.520000

District(s): 6

Summary: The Preserves has identified a parcel of land for acquisition that would add to the Preserves' current holdings near King's Grove (the "Property"). The Property, commonly known as 31 Monee Road, Park Forest, Cook County, Illinois 60466, consists of approximately 1.051± acres. The Property is located immediately adjacent to land owned by the Preserves and would add, and provide a buffer to, the District's holdings in the area.

Through negotiations, The Land Conservancy of Will County, an Illinois Not for Profit Corporation (the "Donor"), has agreed to donate the Property at no charge to the District. The Property has an estimated value of \$147,390.00 based on the Cook County Assessor's 2016 property tax assessment. The District shall pay for any closing costs, including any and all back taxes, associated with the conveyance. Upon successful completion of due diligence by the District and prior to closing, Donor shall demolish the existing pool and pool house located on the property, at Donor's expense. Following the closing, the District will become vested with fee simple absolute title and the immediate right to possession of the Property.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation as determined by the Preserves' legal department, to accept the donation of the Property and authorize funds in an amount not to exceed \$60,000 to cover any closing costs and back taxes associated with the Property.

This land acquisition advances the goals of the Next Century Conservation Plan.