



Legislation Details (With Text)

File #: 23-0598 **Version:** 1 **Name:**
Type: Sale or Purchase of Real Estate **Status:** Approved
File created: 11/17/2023 **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): Gilda Jafari, Robert Jafari and Sam Jafari, As Co-Trustees Of The Kianoosh And Soussan Jafari Irrevocable Trust Dated February 8, 1999, as to an Undivided ½ Interest; Soussan Jafari, Gilda Jafari, Robert Jafari, And Sam Jafari, as Co-Trustees Of The Kianoosh Jafari 2010 Family Trust Dated October 14, 2010, as to an Undivided ½ Interest. (Owners of Record)

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

Description of Real Estate: 339 Old Sutton Road, Barrington Hills, Illinois 60010

Section: N/A

Parcel(s): PINs: 01-09-102-013-0000 & 01-09-102-016-0000

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD 646.77 FEET NORTH OF (AS MEASURED ALONG SAID CENTER LINE) THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTHWEST) A DISTANCE OF 345.55 FEET THENCE NORTH 81 DEGREES 27 MINUTES 40 SECONDS WEST 173.95 FEET THENCE SOUTH 52 DEGREES 12 MINUTES WEST A DISTANCE OF 604.64 FEET TO A LINE 240 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0 DEGREES 13 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 255.0 FEET TO A LINE 813.0 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 240.0 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE 225.0 FEET THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS EAST 838.20 FEET THENCE SOUTH 29 DEGREES 17 MINUTES 40 SECONDS EAST 465.75 FEET TO A POINT ON THE CENTER LINE OF SUTTON ROAD 26.63 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTH OF THE PLACE OF BEGINNING, SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG SAID CENTER LINE 26.63 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD, 673.4 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHERLY FROM THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTH TO NORTHWEST) A DISTANCE OF 465.75 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES EAST, 297.82 FEET TO A POINT IN SUTTON ROAD; THENCE SOUTH 2 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID SUTTON ROAD, 170.78 FEET; THENCE SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE CENTER LINE OF SAID SUTTON ROAD, 227.95 FEET TO THE POINT OF BEGINNING, IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 283,297 SQUARE FEET, OR 6.5 ACRES, MORE OR LESS.

Fiscal Impact: \$744,500.00 purchase price plus closing costs up to \$10,000.00 (up to \$754,500.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Grant Fund 51010.560010

District(s): 15

Summary: The Forest Preserves of Cook County (the "Forest Preserves") has identified two parcels of land for acquisition that would add to the Forest Preserves' current holdings near Spring Lake (the "Property"). The Property, commonly known as 339 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 6.5 ± acres. The Property is adjacent to Spring Lake Forest Preserve system which totals close to 4,000 acres. Adding the Property will expand Forest Preserve holdings to Old Sutton Road, making it easier for management and access to the preserve, further bolstering the connection from Spring Lake to Horizon Farms to the east. The Property includes some large oak trees, wetlands, and drainages, adding to the diverse Spring Lake habitat.

Through negotiations, the Owner of Record (the "Seller"), has agreed to sell the Property to the Forest Preserves for the sum of SEVEN HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$744,500.00) plus closing costs up to \$10,000.00 (up to \$754,500.00 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. The Forest Preserves has applied for grant assistance for this acquisition through the Illinois Department of Natural Resources for an Open Space Land Acquisition and Development grant, as well as a Land and Water Conservation Fund grant, and would be reimbursed up to 50% of the purchase price if awarded.

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. 339SuttonAerial_reduced, 2. LOI 339 Old Sutton Rd 11 16 23 SIGNED SELLER, 3. 339SuttonPlat

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

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