

**RESOLUTION NO. R-2019-20**

**A RESOLUTION APPROVING  
THE SALE AND REDEVELOPMENT OF REAL PROPERTY  
COMMONLY KNOWN AS 1215-1217 S. 7<sup>th</sup> AVENUE PURSUANT TO  
THE TAX REACTIVATION PROGRAM OF THE VILLAGE OF MAYWOOD –  
DEMETRIS LEWIS D/B/A LEWIS LAWN SERVICE, INC.**

**WHEREAS**, the Village of Maywood (the “Village”) has the authority to acquire various parcels of real property pursuant to its responsibility to protect the public health, safety and welfare, and has acquired title to numerous parcels of vacant, surplus real property pursuant to such authority; and

**WHEREAS**, the Village has enacted a Tax Reactivation Program to establish procedures for the sale of surplus property for the purposes of redeveloping or rehabilitating the same; and

**WHEREAS**, two such properties acquired by the Village are real property commonly known as 1215-1217 S. 7th Avenue (PINs: 15-14-118-013, and 15-14-118-006), Maywood, Illinois (the “Subject Properties”), the legal descriptions of which are attached hereto as **Exhibit A**. The Subject Properties were acquired by the Village via a Tax Deed in 2006; and

**WHEREAS**, the Subject Properties are currently vacant properties; and

**WHEREAS**, the Village is in receipt of an offer from Demetris Lewis d/b/a Lewis Lawn Service, Inc. (“Purchaser”) to purchase the Subject Properties, pursuant to the Tax Reactivation Program, for a total purchase price of \$2,000.00 for the purpose of improving the Subject Properties with fencing and a garage/storage shed for storage of equipment and vehicles associated with his landscaping business; and

**WHEREAS**, the Corporate Authorities of the Village of Maywood find and determine that the Subject Properties are surplus property and that it is desirable and in the best interests of the Village to convey fee simple title to the Subject Properties to the Purchaser in compliance with the terms and conditions of the Maywood Village Code relative to the sale of real property under the Tax Reactivation Program, for a purchase price of \$2,000.00, for redevelopment as described above and pursuant to a redevelopment agreement between the parties; and

**WHEREAS**, the Village is authorized under its home rule powers set forth at Article VII, Section 6 of the Illinois Constitution of 1970, and the Tax Reactivation Program of the Maywood Village Code, to sell the Subject Property to Purchaser pursuant to the Tax Reactivation Program and the terms and conditions contained therein.

**BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD,  
COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each of the recitals above is incorporated by reference into this Section 1.

**SECTION 2:** Pursuant to its home rule powers as provided by Article VII, Section 6 of the Illinois Constitution of 1970 and the Tax Reactivation Program of the Maywood Village Code (Chapter 156), the Corporate Authorities declare the Subject Properties to be surplus property subject to sale under the Village's Tax Reactivation Program. The Village Attorney is directed to prepare the quitclaim deed and all other necessary documents to consummate this real estate transaction. The Village President, the Village Clerk and/or the Village Manager, or their designees, working in conjunction with the Village Attorney and Community Development staff, are authorized and directed to execute, on behalf of the Village, a redevelopment agreement and all other conveyance instruments and documents that are necessary or convenient to allow the Village to consummate this transaction and to comply with all of the applicable requirements of the Tax Reactivation Program and the Purchaser's proposal, and to take such steps as they deem necessary in order to effectuate the sale of the Subject Properties to Purchaser or an affiliated entity pursuant to the terms and conditions set forth in the Tax Reactivation Program and redevelopment agreement, for the purchase price of \$2,000.00.

**SECTION 3:** This Resolution shall be effective from and after its passage and approval as provided by law.

**ADOPTED** this 9<sup>th</sup> day of July, 2019, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, I. Brandon, M. Jones, A. Sanchez, K. Wellington and N. Booker

**NAYS:** None

**ABSENT:** Trustee M. Lightford

**APPROVED** this 10<sup>th</sup> day of July, 2019, by the Village President of the Village of Maywood, and attested by the Village Clerk, on the same day.

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Edwenna Perkins, Village President

**ATTEST:**

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Viola Mims, Village Clerk

**EXHIBIT A**

**Legal Descriptions of Subject Properties**

**ADDRESS:** 1215 S. 7<sup>th</sup> Avenue, Maywood, Illinois 60153.

**PIN:** 15-14-118-013

**LEGAL DESCRIPTION:** THOSE PARTS OF LOTS 9 AND 12, IN BLOCK 145, IN THE VILLAGE OF MAYWOOD, TOGETHER WITH THAT PART OF THE ALLEY IN SAID BLOCK 145, LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY, OR FORMER EAST BOUND, MAIN TRACT OF CHICAGO AND NORTH WESTERN RAILROAD COMPANY (FORMERLY THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY), AS NOW LOCATED AND LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHWESTERLY, MEASURED AT RIGHTS ANGLES, FROM THE CENTER LINE OF THE MAIN TRACT OF THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILROAD COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, BEING NOW THE GENERAL LOCATION OF THE MOST NORTHERLY OR FORMER WEST BOUND UNDER, MAIN TRACT OF SAID RAILROAD COMPANY, ALL IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**ADDRESS:** 1217 S. 7<sup>th</sup> Avenue, Maywood, Illinois 60153.

**PIN:** 15-14-118-006

**LEGAL DESCRIPTION:** PARCEL 1: THAT PART OF LOTS 9 AND 11, AND THE VACATED ALLEY LYING BETWEEN SAID LOTS, WHICH LIES SOUTHERLY OF THE SOUTHERLY LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD (FORMERLY MINNESOTA AND NORTH WESTERN RAILROAD COMPANY), IN BLOCK 145, IN MAYWOOD, IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF 13TH STREET (NOW WILCOX STREET) WHICH LIES SOUTH OF AND ADJOINING SAID BLOCK 145, AND AS VACATED BY DOCUMENT NUMBER 8740678, IN THE VILLAGE OF MAYWOOD, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THOSE PARTS OF LOTS 9 AND 12, IN BLOCK 145, IN THE VILLAGE OF MAYWOOD, TOGETHER WITH THAT PART OF THE ALLEY IN SAID BLOCK 145, LYING SOUTHWESTERLY OF LINE PARALLEL WITH AND 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY, OR FORMERLY EAST BOUND, MAIN TRACT OF CHICAGO AND NORTH WESTERN RAILROAD COMPANY(FORMERLY THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY), AS NOW LOCATED AND LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHWESTERLY, MEASURED RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACT OF THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILROAD COMPANY), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CLERK’S CERTIFICATE**

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. R-2019-20**

**A RESOLUTION APPROVING  
THE SALE AND REDEVELOPMENT OF REAL PROPERTY  
COMMONLY KNOWN AS 1215-1217 S. 7th AVENUE PURSUANT TO  
THE TAX REACTIVATION PROGRAM OF THE VILLAGE OF MAYWOOD –  
DEMETRIS LEWIS D/B/A LEWIS LAWN SERVICE, INC.**

which Resolution was passed by the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 9<sup>th</sup> day of July, 2019, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 10<sup>th</sup> day of July, 2019.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

**AYES:** Mayor Perkins, I. Brandon, M. Jones, A. Sanchez, K. Wellington and N. Booker

**NAYS:** None

**ABSENT:** Trustee M. Lightford

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 10<sup>th</sup> day of July, 2019.

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Viola Mims, Village Clerk

[SEAL]