

ORDINANCE NO. F-0507

AN ORDINANCE AUTHORIZING THE NEGOTIATION FOR THE ACQUISITION OF
CERTAIN PROPERTY LOCATED WITHIN THE MAIN STREET REDEVELOPMENT
PROJECT AREA BY THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS
(113 North Main Street, Wheaton, Illinois)

WHEREAS, on December 6, 1999, the Mayor and City Council of the City of Wheaton (the "Corporate Authorities") passed and approved Ordinance No. F-0418, "An Ordinance of the City of Wheaton, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the City of Wheaton Main Street Redevelopment Project Area"; and,

WHEREAS, on December 6, 1999, the Corporate Authorities passed and approved Ordinance No. F-0419, "An Ordinance of the City of Wheaton, DuPage County, Illinois, Designating the City of Wheaton Main Street Redevelopment Project Area A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act"; and,

WHEREAS, on December 6, 1999, the Corporate Authorities passed and approved Ordinance No. F-0420, "An Ordinance of the City of Wheaton, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the City of Wheaton Main Street Redevelopment Project Area"; and,

WHEREAS, the Corporate Authorities deem it advisable and in the public interest and welfare to acquire title to certain real estate located within the City of Wheaton Main Street Redevelopment Project Area, with the said real estate having been found in Ordinance No. F-0418 to not be subject to growth and development by private enterprise, and also that the property would not be reasonably anticipated to be developed without the adoption of a Redevelopment Plan; and,

WHEREAS, the Corporate Authorities find that the real estate described in the attached Exhibit A and depicted in the attached Exhibit B should be acquired to fulfill the goals and purposes of the Redevelopment Plan and Redevelopment Project for the City of Wheaton Main Street Redevelopment Project Area; and,

WHEREAS, in accordance with the property ownership disclosure requirement imposed on units of local government as set forth in 50 ILCS 105/3.1, the City of Wheaton, has obtained a tract search identifying the record title holder of the real estate described in the attached Exhibit A and depicted in the attached Exhibit B to be: Robert Sandberg and Karen Sandberg, husband and wife, a copy of said tract search being attached hereto and incorporated herein as Exhibit C; and,

WHEREAS, the Corporate Authorities have determined a valuation of said fee simple parcel which it believes to represent a fair amount to be offered to the owner of said parcel; and,

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NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, as follows:

SECTION 1: That the recitals set forth above are hereby adopted and incorporated into this Ordinance.

SECTION 2: That it is necessary and desirable that the real estate described in Exhibit A and depicted in Exhibit B attached hereto be acquired in fee simple by the said City of Wheaton by purchase, donation, lease or eminent domain as authorized in 65 ILCS 5/11-74.4-4.

SECTION 3: That the City Manager, his staff, and the City Attorneys be, and hereby are, authorized to negotiate for the acquisition of the property in fee simple described in Exhibits A and depicted in Exhibit B based on the appraisal information obtained on the subject real estate, as well as either other information available, including title and tract search reports, and in accordance with the directions received by the City Council and the long standing policies and procedures established and utilized by the City of Wheaton.

SECTION 4: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED AND APPROVED by the Mayor and City Council of the City of Wheaton, Illinois, this 21st day of August, 2000.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes:	Councilman Johnson Councilwoman Johnson Councilwoman Davenport Councilman Gresk Mayor Pro Tem Eckhoff
Nays:	None
Absent:	Mayor Carr Councilman Mork

Passed: August 21, 2000
Published: August 22, 2000

Motion Carried Unanimously

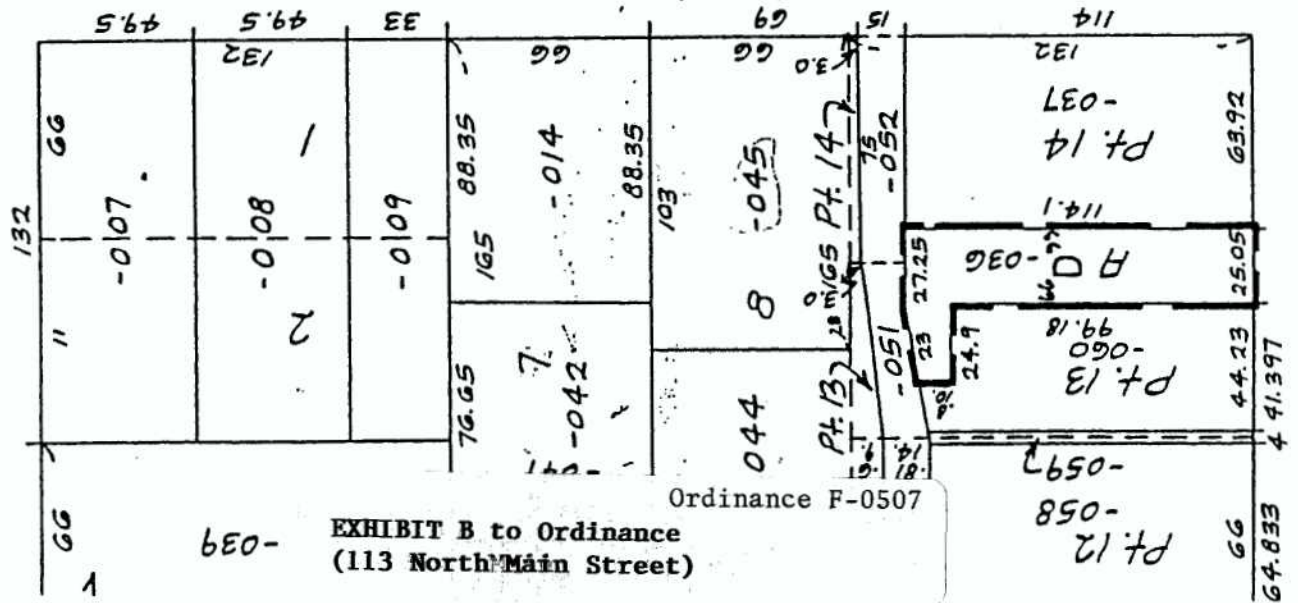
PARCEL 2:

LOT 2 AND THAT PART OF LOT 6 LYING NORTH OF A LINE EXTENDED EASTERLY THAT IS 5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 3, IN OWNER'S SECOND ASSESSMENT SUBDIVISION OF LOT 6 AND THE WEST HALF OF LOT 7 IN BLOCK 6 (EXCEPT THE NORTH 50 FEET THEREOF) OF THE ORIGINAL TOWN OF WHEATON AND LAND ADJOINING SAME ON THE SOUTH TO NORTH RAILROAD STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECOND ASSESSMENT RECORDED JULY 6, 1907, AS DOCUMENT 91155, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

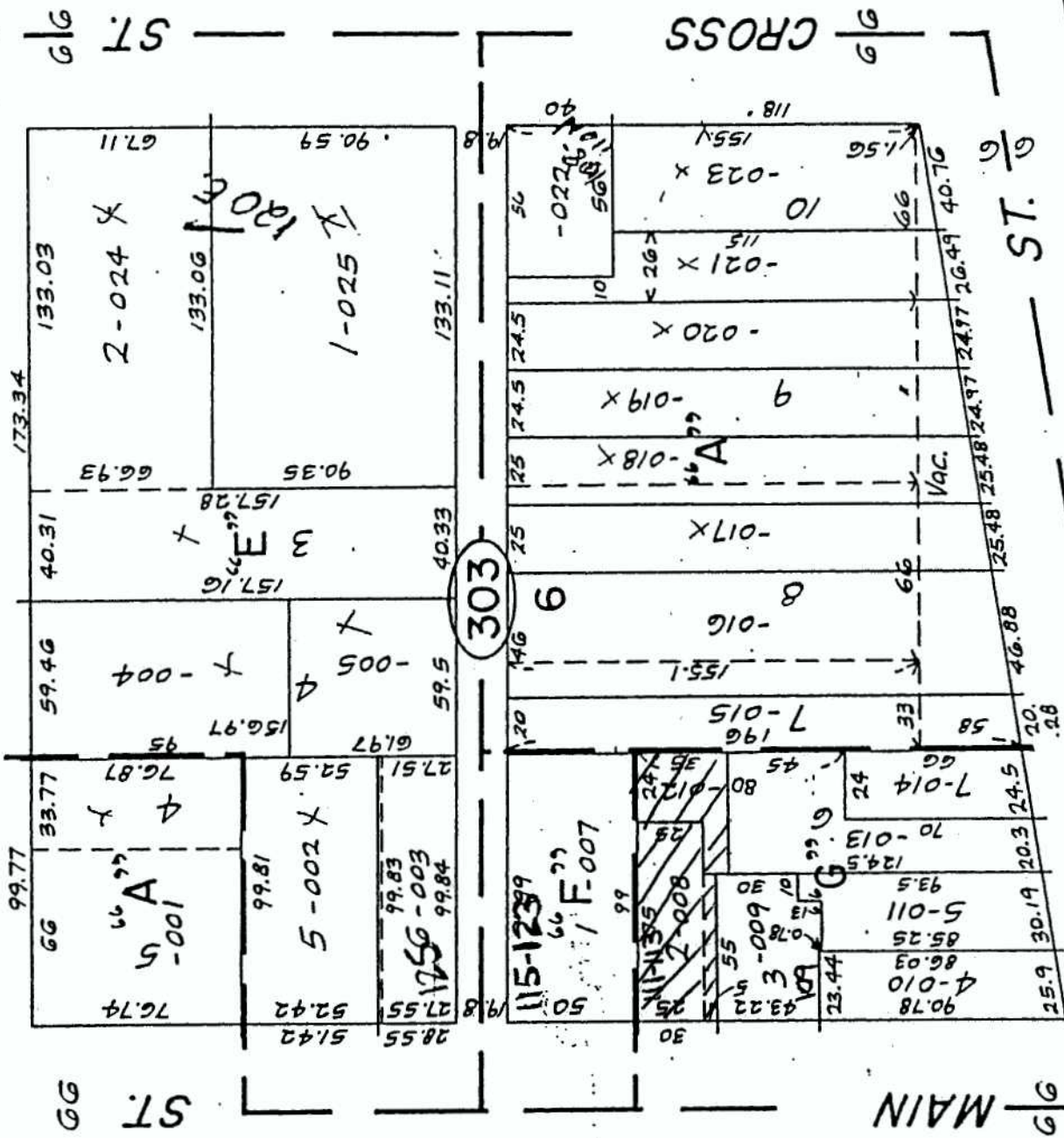
EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 2 AS CREATED BY AGREEMENT BETWEEN NORA D. OTT AND CHARLES F. OTT, HER HUSBAND, AND JAMES S. PEIRONNET AND FANNY S. PEIRONNET, HIS WIFE, DATED AUGUST 28, 1905, AND RECORDED NOVEMBER 22, 1905, AS DOCUMENT 86172, FOR A PRIVATE PASSAGEWAY OVER THE NORTH 5 FEET OF LOT 3 IN OWNER'S SECOND ASSESSMENT SUBDIVISION OF LOT 6 AND THE WEST HALF OF LOT 7 IN BLOCK 6 (EXCEPT THE NORTH 50 FEET THEREOF) OF THE ORIGINAL TOWN OF WHEATON AND LAND ADJOINING SAME ON THE SOUTH TO NORTH RAILROAD STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-303-008 and 05-16-303-012



Ordinance F-0507

EXHIBIT B to Ordinance
(113 North Main Street)



CROSS

ST.

MAIN

ST.

303

ST.



CHICAGO TITLE INSURANCE COMPANY

505 E. NORTH AVE., CAROL STREAM, IL 60188

(630) 588-4848

TRACT INDEX SEARCH

DAY & ROBERT
300 E 5TH AVE
SUITE 365
NAPERVILLE, ILLINOIS 60563
KELLI SMITH

CTIC Order No.: 1410 C52223706 STP
Cover Date: MARCH 17, 2000
Ref: KELLI SMITH/DUPAGE/ZAZOO & SANDBURG PPTY
KLH/NMR

Legal Description of Land Searched: (See Attached)

Permanent Tax Number (P.I.N.):
05-16-303-008-0000
05-16-303-009; 05-16-303-012

Street Address of Land Search (as furnished by Applicant):
ILLINOIS

Grantee(s) in last recorded conveyance:
*****SEE BELOW*****

In accordance with the application, a search of tract indices discloses the following items. With respect to residential properties, we may not have shown mortgages, trust deeds, or other liens which were eliminated by transactions closed through CTIC or Chicago Title and Trust Company.

DOCUMENT/CASE NO.: R65-24049
GRANTOR: FRANK J. FERNANDES AND BETTY LOU FERNANDES, HIS WIFE
GRANTEE: ROBERT O. SANDBERG
INSTRUMENT: WARRANTY DEED
DATE: 05/28/65
RECORDED: 07/06/65

DOCUMENT/CASE NO.: R68-60193
GRANTOR: FRANK WILDERSPIN AND BETTY WILDERSPIN, HIS WIFE
GRANTEE: ROBERT SANDBURG AND KAREN SANDBURG
INSTRUMENT: DEED
DATE: 12/27/68
RECORDED: 12/30/68

NO APPARENT MORTGAGES, TRUST DEEDS, MECHANIC LIEN CLAIMS, NOR OTHER PROPERTY LIENS OF RECORD.

EXHIBIT C to Ordinance
(113 North Main Street)

Ordinance No F-0507

CHICAGO TITLE INSURANCE COMPANY

By: *Norman L. Hahn*

SEE ATTACHED FOR TERMS AND CONDITIONS OF SEARCH AND EXPLANATION OF ABBREVIATIONS
This is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.



CHICAGO TITLE INSURANCE COMPANY

505 E. NORTH AVE., CAROL STREAM, IL 60188

TRACT INDEX SEARCH

Order No.: 1410 C52223706 STP

Additional Tax Numbers:

Legal Description:

PARCEL 1:

LOT 3 OF OWNER'S SECOND ASSESSMENT SUBDIVISION OF LOT 6 AND THE WEST HALF OF LOT 7 IN BLOCK 6 (EXCEPT THE NORTH 50 FEET THEREOF) OF ORIGINAL TOWN OF WHEATON AND LAND ADJOINING SAME ON SOUTH TO NORTH RAILROAD STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SECOND ASSESSMENT PLAT RECORDED JULY 6, 1907 AS DOCUMENT 91155, IN DUPAGE COUNTY, ILLINOIS.

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EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 2 AS CREATED BY AGREEMENT BETWEEN NORA D. OTT AND CHARLES F. OTT, HER HUSBAND, AND JAMES S. PEIRONNET AND FANNY S. PEIRONNET, HIS WIFE, DATED AUGUST 28, 1905, AND RECORDED NOVEMBER 22, 1905, AS DOCUMENT 86172, FOR A PRIVATE PASSAGEWAY OVER THE NORTH 5 FEET OF LOT 3 IN OWNER'S SECOND ASSESSMENT SUBDIVISION OF LOT 6 AND THE WEST HALF OF LOT 7 IN BLOCK 6 (EXCEPT THE NORTH 50 FEET THEREOF) OF THE ORIGINAL TOWN OF WHEATON AND LAND ADJOINING SAME ON THE SOUTH TO NORTH RAILROAD STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Ordinance No. F-0507
Exhibit C/p 2 (113 N. Main St.)