

VILLAGE OF BRADLEY

RESOLUTION NO. R-3-21-4

A RESOLUTION DIRECTING THE MAYOR PRO-TEM TO EXECUTE AN OPTION FOR
THE SALE OF CERTAIN PROPERTY,

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 17 DAY OF March, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 17 day of March, 2021

RESOLUTION NO. P-3-21-4

A RESOLUTION DIRECTING THE MAYOR PRO-TEM TO EXECUTE AN OPTION FOR THE SALE OF CERTAIN PROPERTY,

WHEREAS, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Corporate Authorities of the Village of Bradley have authority to enter into contracts that serve the Village's legitimate corporate purposes; and

WHEREAS, the Corporate Authorities of the Village previously purchased certain real estate having an address of 1602 N State Route 50 within the Village, and having a PIN of 09-16-201-002, and

WHEREAS, Sanjes Properties has requested they be granted an option to purchase the property at a pre-determined price, and

WHEREAS, Appraisal of the property purported a fair market value of One Million Two Hundred Thousand Dollars, and

WHEREAS, it would be beneficial for the Village and its citizens to have the property sold and developed further, and is in the best interests of the Village and its citizens to grant said option to purchase.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The President and Board of Trustees hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. An Option to purchase said real estate, substantially similar in form to "Exhibit 1" and fully incorporated herein, is hereby approved in form and substance and the Village President is hereby authorized and directed to execute said Option on behalf of the Village.

SECTION 3. The Village President is further authorized to take any and all actions, including but not limited to the execution of any and all documents, that are, in his opinion, necessary to enter into the Option.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 6. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 7. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 17 day of March, 2021.

TRUSTEES:

ROBERT REDMOND	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
MICHAEL WATSON	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

ACTING VILLAGE PRESIDENT:

MICHAEL WATSON Non-Voting -

TOTALS: Aye - 6 Nay - 0 Absent - 0


JULIE TAMBLING, VILLAGE CLERK

APPROVED this 17 day of March, 2021.


MICHAEL WATSON,
ACTING VILLAGE PRESIDENT

ATTEST:

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Julie Tambling, Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-3-21-4, "A RESOLUTION DIRECTING THE MAYOR PRO-TEM TO EXECUTE AN OPTION FOR THE SALE OF CERTAIN PROPERTY," which was adopted by the Village President and Board of Trustees at a meeting held on the 17 day of March, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 17 day of March, 2021.

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

(SEAL)



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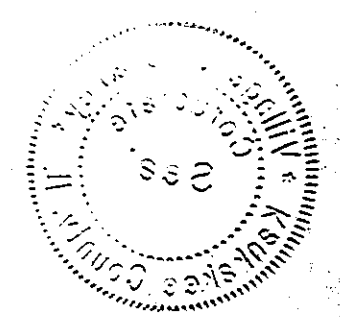


EXHIBIT 1

CONFIDENTIAL

OPTION TO PURCHASE
REAL PROPERTY

In consideration of One Hundred Dollars (\$100.00) paid to the VILLAGE OF BRADLEY, Kankakee County, Illinois, referred to as grantor, receipt of which is hereby acknowledged, grantor hereby gives and grants to SANJES PROPERTIES referred to as grantee, the exclusive option to purchase the real property of grantor situated in Bradley, Kankakee County, Illinois, having a common address of 1602 N State Route 50, Bourbonnais, IL 60914 and a PIN of 17-09-16-201-002.

SECTION ONE
PURCHASE PRICE

The entire purchase price to be paid for the real property is One Million Two Hundred Thousand Dollars (\$1,200,000.00), as reflected in the most recent appraisal of the property.

SECTION TWO
PERIOD OF OPTION

This option shall remain open for the period of time beginning on March 15, 2021, and ending on September 15, 2021, unless sooner exercised.

SECTION THREE
REQUIREMENT OF CLEAR TITLE

In further consideration for the sum paid for this option, the grantor shall not sell or convey the described property during the period of the option without first offering Grantee the opportunity to exercise this option, after having provided to Grantee a 30 day notice of intent to sell the subject property.

On the exercise of this option, the grantees shall be entitled to the property with a clear title. If grantor fails to provide a clear title upon the exercise of this option, and if grantor fails to clear the title to the extent required by this option to purchase or to submit evidence of grantor's ability to clear the title prior to the closing, and the failure to clear the title continues for 60 days after the date of the exercise of this option to purchase by grantees, grantees may, but shall not be obliged to, accept title with such defects and apply as credit on the purchase price the reasonable cost of clearing the defects, including reasonable attorney fees or, at

the option of grantees, grantees may terminate this option to purchase by giving notice to the grantor.

**SECTION FOUR
EXERCISE OF OPTION**

The option shall be exercised by written notice of exercise mailed to grantor at 175 S. Michigan Ave. Bradley, Kankakee County, Illinois, or other place as may be specified in writing by grantor.

**SECTION FIVE
PRORATION**

There shall be prorated between the parties to this option to purchase as of the date of the closing of all taxes and assessments for the current year.

**SECTION SIX
CONVEYANCE**

On the exercise of this option, the grantor shall execute and deliver to grantees, and grantees' heirs and assigns, a good and sufficient warranty deed. The deed shall be delivered at closing.

**SECTION SEVEN
ASSIGNMENT**

This option is personal to the grantees and may not be assigned by grantees. Any purported assignment shall be void, shall terminate the grantees' rights in the option, and shall cause a forfeiture of the consideration paid for it as liquidated damages.

**SECTION EIGHT
FAILURE TO EXERCISE**

If the option is not exercised, the amount paid by grantees for this option shall be retained by grantor.


**SECTION NINE
ACCESS TO PROPERTY**

During the pendency of this option, Grantee shall, upon appropriate notice to Grantee, have the right to access the property for purposes of engineering and/or architectural review, or for such other purpose as is consistent with the future use of the property as determined by Grantee. Grantor shall not unreasonably withhold access for the purposes set forth above.

**SECTION TEN
PERSONS BOUND**

All the provisions of this option to purchase real property shall extend to, inure benefit of, and be binding on the respective heirs, devisees, personal representatives, and successors of the parties.

DATED this 17th day of March, 2021.

 (SEAL)
MICHAEL WATSON
MAYOR PRO-TEM
VILLAGE OF BRADLEY

State of Illinois)
) ss.
County of Kankakee)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL WATSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of MARCH, 2021.




Notary Public

MY COMMISSION EXPIRES 07/08/22
NOTARY PUBLIC, STATE OF ILLINOIS
CRAIG A ANDERSON
"OFFICIAL SEAL"