

VILLAGE OF BRADLEY

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RESOLUTION NO. R-03-22-02

A RESOLUTION ACCEPTING THE CONVEYANCE OF CERTAIN PROPERTY BY QUIT-CLAIM DEED FROM THE RIVER VALLEY MASS TRANSIT DISTRICT TO THE VILLAGE OF BRADLEY

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 14<sup>th</sup> DAY OF March, 2022

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 14<sup>th</sup> day of March, 2022

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**WHEREAS**, the Corporate Authorities 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 Village is authorized to acquire and hold real property for corporate purposes; and

**WHEREAS**, the Village previously owned that certain property, located within the corporate boundaries of the Village, that is legally described on the quit-claim deed attached hereto as Exhibit A and fully incorporated herein (the “Subject Property”); and

**WHEREAS**, on June 25, 2010 the Village entered into an intergovernmental agreement (the “IGA”) with the River Valley Mass Transit District (the “District”), by which the Village conveyed the Subject Property to the District via quit-claim deed and subject to certain deed restrictions; and

**WHEREAS**, pursuant to Section 6.2 of the IGA, the District was obligated to substantially complete construction of a mass transit transfer station (the “Station”) on the Subject Property within one (1) year of the District receiving a grant for that purpose from the State of Illinois; and

**WHEREAS**, pursuant to Section 6.2 of the IGA, as well as the deed restrictions, the Village was entitled to demand that the District reconvey the Subject Property back to the Village in the event the District did not construct the Station as planned; and

**WHEREAS**, as of the date of this Resolution, the District has not constructed the Station on the Subject Property; and

**WHEREAS**, on January 27, 2022, the Village notified the District of its desire to exercise its right to the reversion of the Subject Property, as provided for in the IGA and the deed restrictions; and

**WHEREAS**, on February 25, 2022, the District executed a quit-claim deed (Exhibit A) for the purposes of reconveying the Subject Property back to the Village; and

**WHEREAS**, the Corporate Authorities of the Village have determined that the accepting the reconveyance of the Subject Property from the District is in the best interests of the citizens of the Village and that the Village’s ownership and use of such property will benefit the public.

**NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The Corporate Authorities 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.** The Village hereby accepts the reconveyance of the Subject Property from the District via the quit-claim deed dated February 25, 2022, and attached hereto as Exhibit A and fully incorporated herein (the “Deed”).

**SECTION 3.** The Village Clerk is hereby authorized and directed to keep a copy of the Deed in the Village’s files and to thereafter record the executed original Deed in the office of the Kankakee County Recorder of Deeds.

**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 14<sup>th</sup> day of March, 2022.

**TRUSTEES:**

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"/>
GRANT D. VANDENHOUT	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GENE JORDAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

**VILLAGE PRESIDENT:**

MICHAEL WATSON	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
<b>TOTALS:</b>	Aye - <u>6</u>	Nay - <u>0</u>	Absent - <u>0</u>

**ATTEST:**

Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK

APPROVED this 14<sup>th</sup> day of March, 2022.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

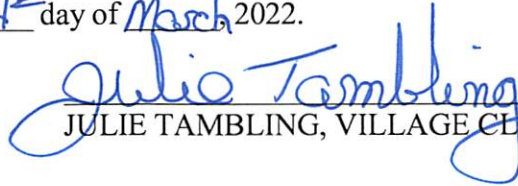
ATTEST:

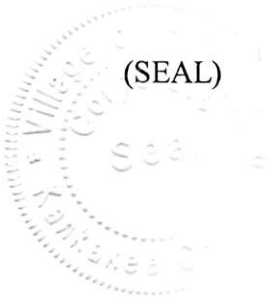
Julie Tambling  
JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS            )  
  )  
COUNTY OF KANKAKEE    )        §§

I, Julie Tambling, Village 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-032202 "A RESOLUTION ACCEPTING THE CONVEYANCE OF CERTAIN PROPERTY BY QUIT-CLAIM DEED FROM THE RIVER VALLEY MASS TRANSIT DISTRICT TO THE VILLAGE OF BRADLEY," which was adopted by the Village Corporate Authorities at a meeting held on the 14<sup>th</sup> day of March 2022.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14<sup>th</sup> day of March 2022.

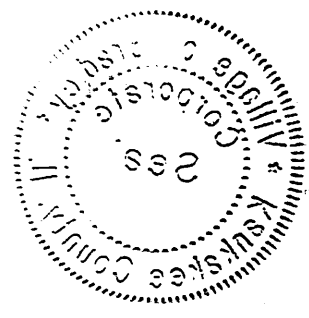
  
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JULIE TAMBLING, VILLAGE CLERK



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*[Handwritten signature]*

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# **EXHIBIT A**

# **EXHIBIT A**



**Quit Claim Deed  
Corporation to Corporation**

THE GRANTOR, Rive Valley Metro Mass Transit District, an Illinois local mass transit district, for consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration,

CONVEYS AND QUIT CLAIMS to the Grantee, the Village of Bradley, an Illinois municipal corporation,

ALL INTEREST in the following described Real Estate (the "Subject Property") situated in the Village of Bradley, County of Kankakee and State of Illinois, legally described as follows:

**PIN:** 17-09-30-202-006

**Legal Description:** Exhibit "A"

TO HAVE AND TO HOLD said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions, and other matters of record, including but not limited to building restrictions of record and building lines, conditions and covenants of record as to use and occupancy, zoning laws and ordinances, easements for public utilities, party walls, party wall agreements, party driveways, walk and passageways, public and private roads and highways, drainage ditches and easements pertaining thereto, feeders and laterals. any and all other easements of record; and real estate taxes not yet due and payable.

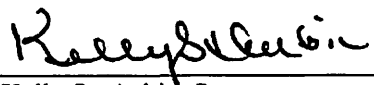
This deed is not subject to the Deed Restrictions, attached and incorporated into a Quit Claim Deed dated July 2, 2010, recorded on July 7, 2010 as Document No. 201009072, as Exhibit "B" thereto, and said Deed Restrictions, as they pertain the Subject Property are hereby terminated in light of this transfer being to the Village of Bradley, the entity that imposed said restrictions on the Subject Property for its benefit.

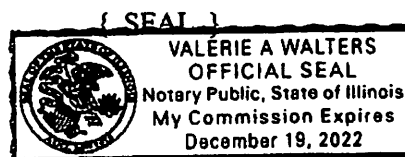
**GRANTOR: RIVER VALLEY METRO  
MASS TRANSIT DISTRICT, KANKAKEE  
COUNTY, ILLINOIS**

By:   
Mark Argyelan, Chairman

Dated: February 25, 2022

**ATTEST:**

By:   
Kelly St. Aubin, Secretary

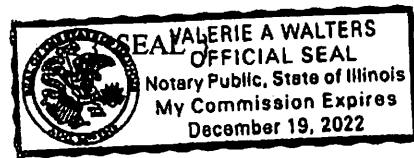


State of Illinois        )  
                                  ) ss  
County of Kankakee    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Argyelan and Kelly St. Aubin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and personally known to me to be the Chairman and Secretary of said entity, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal,  
this 25 day of February, 2022.

Valerie A Walters  
NOTARY PUBLIC



**Return to/Send Subsequent Tax Bills to:** Village of Bradley, Attn: Village Clerk, 147 S. Michigan, Bradley, Illinois 60915.

**Prepared by:** Joseph Cainkar, Louis F. Cainkar, Ltd., 30 North LaSalle, Suite 3430, Chicago, IL 60602

**This deed is exempt from the provisions of the Illinois Real Estate Transfer Tax Act under 35 ILCS 200/31-45(b) and (e).**

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

All that certain piece or parcel of land known and described as the "Park" situated in Hardebeck's Park Addition to North Kankakee in the Town of Bourbonnais, as platted March 10, 1893, more particularly described as a tract of land about 469 feet East and West by about 70 feet North and South, lying between Herman Place and Park Place in said Hardebeck's Park Place Addition, situated in Kankakee County, Illinois, EXCEPTING THEREFROM: All that part of said Park that lies Easterly of a line beginning at a point on the South line of said Park, 170.65 feet normally distant Westerly from the center line of S.B.I. Route 44 (U.S. Route 45),, pavement in place, at Station 38+73.42; thence running Northeasterly to a point 75 feet normally distant Westerly from the center line of said S.B.I. Route 44 at Station 39+25.69; thence Northerly on a line parallel to the center line of said S.B.I. Route 44, 11 feet, thence Westerly to a point on the North line of said Park, 203.54 feet normally distant Westerly from the center line of said S.B.I. Route 44 at Station 39+39.93.

P.I.N. 17-09-30-202-006.