

**ORDINANCE NO. 18-18**

**AN ORDINANCE AUTHORIZING THE PURCHASE OF THE PROPERTY COMMONLY KNOWN AS 130 NORTH CYPRESS STREET, MANTENO, ILLINOIS.**

WHEREAS, the property commonly known as 130 North Cypress Street, Manteno, Illinois (“subject property”), is for sale for a purchase price of \$25,000.00;

WHEREAS, the provisions of 65 ILCS 5/2-3-8 authorize the Village of Manteno to acquire and hold real property for corporate purposes; and,

WHEREAS, the Village of Manteno has determined that acquisition of the subject property would be useful, necessary and convenient.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Manteno, as follows:

**Section 1**

The recitals set forth in the above prefatory clauses are hereby adopted as the findings of Village of Manteno and are expressly incorporated herein as a part of this ordinance.

**Section 2**

The Village hereby authorizes and approves the purchase of the property commonly known as 130 North Cypress Street, Manteno, Illinois, legally described below, for the purchase price of \$25,000.00:

LOT 2, EXCEPT THE SOUTH 34.23 FEET THEREOF IN DEE ANN SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY;

P.I.N.: (03) 02-16-300-005-0000.

**Section 3**

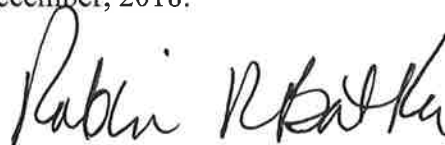
The Bargain Sale Agreement (including Rider) (the “Agreement”) in substantially the same form as attached hereto as Exhibit “A” is hereby accepted and approved. That the Village President and Village Clerk are hereby authorized and directed to execute the Agreement and such other documents as may be necessary to effect the purchased of the subject property, or to carry out the purposes of the Agreement.

**Section 4**

This ordinance shall be in full force and effect upon its passage and approval as provided by law.


PASSED by the Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 3<sup>rd</sup> day of December, 2018.

DEPOSITED with the Village Clerk this 3<sup>rd</sup> day of December, 2018.



ROBIN BATKA, Village Clerk

APPROVED by me this 3<sup>rd</sup> day of December, 2018.

  
TIMOTHY O. NUGENT, Village President

**RIDER TO BARGAIN SALE AGREEMENT DATED NOVEMBER 20, 2018 FOR  
THE REAL PROPERTY LOCATED AT 130 NORTH CYPRESS STREET,  
MANTENO, ILLINOIS**

We, the undersigned Buyer and Seller, in consideration of the mutual covenants and conditions contained in and made a part of this real estate transaction, and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby agree to revise the Bargain Sale Agreement dated November 20, 2018, for the property located at 130 North Cypress Street, Manteno, IL 60950 ("Property"), to include the following modifications, terms and conditions:

1. Paragraph 4, Survey, shall be modified to read as follows:

Seller has delivered to Buyer, at its sole cost, a plat of survey ("Survey") of the Property dated July 30, 2018.

2. Paragraph 5, Attorney Review, shall be deleted.
3. Paragraph 7, Limitation of Title, shall be modified by deleting subsection (a) "Existing leases and tenancies" and by deleting "or assumed by the Buyer" in subsection (h). In addition, the following paragraph shall be inserted after the final sentence:

Seller warrants that there are no oral or written leases in effect with respect to the Property. Seller will not enter into any leases with respect to the Property from and after the date Seller signs this Agreement without the express prior written consent of Buyer.

4. Paragraph 8, Deed and Other Documents, shall be modified by adding the following sentence:

At least two (2) days prior to closing, Sellers' attorney shall furnish draft copies of the following proposed closing documents to the Buyer's attorney for review: Special Warranty Deed; Affidavit of Title; Closing Statement; and Illinois Real Estate Transfer Declaration.

5. Paragraph 10, Prorations, shall be modified by replacing the entire text with the following:

General real estate taxes due and payable shall be paid by the Seller at Closing. General real estate taxes not yet due or payable shall be prorated at closing based upon 105% of the most recent ascertainable tax bill.

6. Seller represents and warrants that it has no knowledge of any adverse environmental matters or conditions concerning the Property. As used herein, the term "environmental condition" means any condition that constitutes a violation of any environmental law, or requires a clean-up under any environmental law, or presents a risk to the health and safety of the public.
7. Seller and Buyer shall be responsible for any fees, costs and expenses of their respective attorney.
8. This Rider may be executed in counterparts and facsimile (and/or electronically transmitted) signatures shall be treated as originals.

APPROVED:

Date 12/3/2018

BUYER:

Tony O'Neil  
Village of Manteno

Date 11/29/18

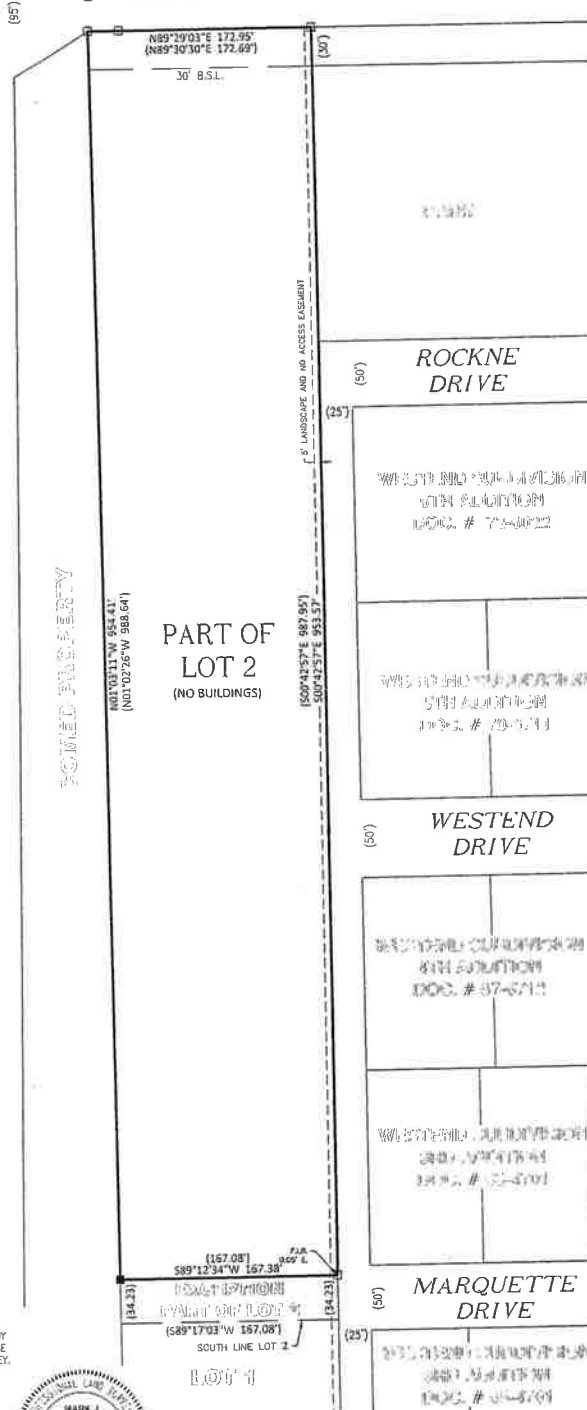
SELLER:

Phillip [Signature] President/CEO  
State Bank of Herscher

# PLAT OF SURVEY

LOT 2, EXCEPT THE SOUTH 34.23 FEET THEREOF IN DEE ANN SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS

(60') PARK STREET



NORTH CYPRESS STREET

NO ACCESS

PART OF LOT 2 (NO BUILDINGS)

ROCKNE DRIVE

WESTEND DRIVE

MARQUETTE DRIVE

SITE ADDRESS  
MANTENO, IL. 60950

**NORTH**  
SCALE: 1" = 60'

**LEGEND**

- FOUND IRON ROD
- SET IRON ROD
- 7.77 MEASURED DATA
- (7.77) RECORDED DATA
- B.S.L. BUILDING SETBACK LINE

I, MARK J. SCHERKOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATED THIS 30th DAY OF JULY A.D. 2018,

*[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3105  
LICENSE EXPIRES NOVEMBER 30, 2018

**MGA** CIVIL ENGINEERING SURVEYING

M GINGERICH GEREUX & ASSOCIATES  
Professional Design Firm License # 164-001908  
P. 815-439-4921 [www.mg2s.com](http://www.mg2s.com) F. 815-439-9810  
240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

ORDERED BY: MCCOLLY BENNETT	DR BY: CAG
JOB NUMBER: 18-314	SB: 128 P: 89
FIELD WORK COMPLETED: 07-29-2018	

X:\Projects\2018\18-314 - State Bank of Manteno - Bureau - Lot 2 exc 8, 34, 23 feet thereof in Dee Ann Subdivision-Survey\18-314\_PLS\_Plg\_8/1/2018 8:02:21 AM.dwg