

Notice of Sale

Notice is hereby given that the Village of Orland Park, Cook and Will Counties, Illinois, will sell at public sale the following described properties:

14610 Westwood Avenue (PIN: 27-09-123-031)

Legal Description:

Lot 22 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

And

14620 Westwood Avenue (PIN: 27-09-123-032)

Legal Description:

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

The Village will accept sealed proposals to purchase either or both properties until 5:00 p.m. Friday, October 26, 2012 at the Village Hall, Village Clerk's Office, 14700 Ravinia Avenue, Orland Park, IL 60462, addressed to "Attention: E. Kenneth Friker, Village Attorney". Proposals will be opened and evaluated in private and proposal information will be kept confidential until an award is made.

Each sale shall be made on the following terms to wit:

Site Information

1. Both properties are identical in dimensions. They are approximately 97 feet x 134.63 feet and approximately 13,059 square feet in area.
2. The properties are zoned R-3 Residential District.
3. A utility easement encumbers the first 10 feet off the rear property line across both lots.
4. The properties are vacant parcels with no improvements.
5. The Village acquired these single family home properties in 2005 to mitigate their storm water drainage issues. Since acquiring them, the Village demolished the single family homes and re-engineered the properties to facilitate new development that will not flood or produce flooding for the adjacent properties.
6. A memorandum from the Village's engineering consultant firm, Christopher B. Burke Engineering Ltd. (CBBEL), can be viewed on the Village's website www.orland-park.il.us or at the Village Clerk's Office for more information related to the lot corrections.

7. The Village Board of Trustees has established a minimum bid price of \$105,000 for each lot, based on an April 2012 appraisal of the lots. A copy of the appraisal can be viewed on the Village's website www.orland-park.il.us or at the Village Clerk's Office.
8. Any questions regarding the properties should be directed to the Development Services Department at 708-403-5300.

Terms and Conditions of Sale

9. Each prospective purchaser shall submit a statement, along with the proposal, certified by a principal or authorized officer of the prospective purchaser, setting forth the following information:
 - a) The legal name, address and contact person for the prospective purchaser.
 - b) If a corporation, the state and date of incorporation, the names and addresses of the principal officers thereof – if a partnership, the date of organization, type of partnership and names and addresses of the general partners thereof – if a sole proprietor, the date of the organization of the business and the name or names and address or addresses of the owners.
 - c) Information demonstrating the prospective purchaser's financial capability of funding the payment of the purchase price required either by guarantees of a financial institution or other proof of assurance acceptable to the Village.
 - d) Information demonstrating the prospective purchaser's intent to construct new single family residence on each lot purchased. The proposal must indicate a date certain to apply for building permits and a date indicating anticipated commencement of construction.
10. Closing shall take place within sixty (60) days of acceptance of the proposal. A finalized Purchase Agreement (or Contract for Sale) shall be completed between the parties no later than thirty (30) days after acceptance of the proposal. A copy of the Purchase Agreement (or Contract for Sale) to be entered into by the Village and the prospective purchaser shall be available for inspection at the Village Clerk's Office and on the Village website at www.orland-park.il.us.
11. All information about the properties included in this Notice of Sale is believed to be reliable, but is not guaranteed and no express or implied representations or warranties are made with regard to the properties or matters relating thereto, or terms contained herein.

The properties will be sold and conveyed to the successful prospective purchaser on an "AS IS" basis without any representations or warranties of any kind, express or implied, either oral or written, made by the Village with respect to the physical or environmental condition of the properties or with respect to the existence or absence of poor soil conditions, toxic or hazardous materials, substances or wastes in, on, under or affecting the properties, and subject to existing zoning, flood plain and any other restrictions on the use or development of the property. **All warranties with respect to the property are hereby expressly disclaimed. Except as provided below regarding the scope of prospective purchaser's indemnity commitment, any risk and all responsibility relating to any condition of the property, including, but not limited to any of the above-described conditions, are assumed by the prospective purchaser and disclaimed by the Village.**

All prospective purchasers are urged to examine the property and conduct their own inspection and investigation of the properties (including, without limitation, environmental

inspections and investigations such as soil tests). The prospective purchasers shall take all necessary action and bear all expenses and liability associated with making the property suitable for the prospective purchaser's intended use and complying with all applicable laws.

12. A proposal may be withdrawn at any time prior to the time stated for receipt of proposals. No proposal shall be withdrawn, cancelled or modified after notification of acceptance by the Village.
13. Proposers may bid on either or both properties, and the Village will accept the proposal or proposals deemed to be in the best interests of the Village giving consideration to not only the highest total purchase price offered but also the earliest date(s) for obtaining necessary building permits, the construction start date(s) and any other factors making the proposal(s) most suitable to the Village.
14. Each proposal must be accompanied by a cashier's or certified check payable to the order of the Village of Orland Park, for an amount of five percent (5%) of the amount of the proposal, as a guaranty that the proposer, if his/her proposal is accepted and the proposer is awarded the purchase contract, will execute the contract and proceed with the closing of the purchase. Such amount of bid deposit must be increased by the proposer to a total of ten percent (10%) of the amount of the total proposal at the time the purchase contract is signed by the bidder. Such deposit shall be considered earnest money credited to the purchase price at the time the sale is closed. In the event the proposer fails to execute the purchase contract, the proposer shall forfeit the amount deposited as liquidated damages and no claim of mistakes or errors on the part of the proposer shall excuse the proposer or entitle the proposer to a refund of the aforementioned amount.
15. The Village reserves the right to waive any technicalities or irregularities, to continue the sale from time to time, to reject any and all proposals, whether or not they meet the minimum bid prices, and to adjourn the sale.
16. Prospective purchasers may secure information pertaining to the Subject Properties at the Village Website www.orland-park.il.us or by contacting the Village's Development Services Department at 708-403-5300.

Dated this 14th day of September, 2012.

**David P. Maher, Village Clerk
Village of Orland Park
Cook and Will Counties, Illinois**

PROPOSAL SUMMARY SHEET

Westwood Avenue Property Sale
Project Name

IN WITNESS WHEREOF, the parties hereto have executed this proposal as of date shown below.

Name of Purchaser: _____

Street Address: _____

City, State, Zip: _____

Contact Name: _____

Phone: _____ Fax: _____

E-Mail address: _____

14610 Westwood Avenue \$ _____

Expected Date to obtain Building Permits _____

Expected Construction Start Date _____

14620 Westwood Avenue \$ _____

Expected Date to obtain Building Permits _____

Expected Construction Start Date _____

Please provide proof of financial capability to purchase and overview of construction plans as detailed under the Terms and Conditions of Sale.

Signature of Authorized Signee: _____

Title: _____

Date: _____

PROSPECTIVE PURCHASER INFORMATION:

_____ Individual Purchaser

_____ Sole Proprietor: An individual whose signature is affixed to this proposal. Please provide the date of the organization of the business and the name and address of owners.

_____ Partnership: Attach sheet and state full names, titles and address of all responsible principals and/or partners. Provide percent of ownership and a copy of partnership agreement.

_____ Corporation: State of Incorporation: _____
Provide a disclosure of all officers and principals by name and business address, date of incorporation and indicate if the corporation is authorized to do business in Illinois.

In submitting this proposal, it is understood that the Village of Orland Park reserves the right to reject any or all proposals, to accept an alternate proposal, and to waive any informalities in any proposal.

In compliance with your Request for Proposals, and subject to all conditions thereof, the undersigned offers and agrees, if this proposal is accepted, to furnish the services as outlined.

Business Name (if applicable)

Signature

Print or type name

Title

Date