



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462

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**Ordinance No: 3980**

**File Number: 2005-0059**

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (CALANDRIELLO -  
15155 WINDSOR DRIVE, ORLAND PARK, ILLINOIS)

**VILLAGE OF ORLAND PARK**  
**STATE OF ILLINOIS, COUNTIES OF COOK AND WILL**

Published in pamphlet form this 8th day of February, 2005 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

# VILLAGE OF ORLAND PARK

## Ordinance No: 3980

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (CALANDRIELLO - 15155 WINDSOR DRIVE, ORLAND PARK, ILLINOIS)

WHEREAS, the President and Board of Trustees of the Village of Orland Park approved the purchase of a parcel of land in Cook County, Illinois, consisting of a detached single family residence for purposes of flood relief for the purchase price of FOUR HUNDRED TEN THOUSAND (\$410,000.00) DOLLARS, and directed the Village Attorney to prepare the appropriate purchase documents. Said property is located at 15155 Windsor Drive, Orland Park, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

### SECTION 1:

The Village President and Village Clerk are hereby authorized and directed to execute, on behalf of the Village, the REAL ESTATE SALE CONTRACT in a form substantially as that attached to this Ordinance as Exhibit A. The Village President and Village Clerk are hereby further authorized and directed to execute all appropriate documents and take such other action as is required of them to consummate the purchase by the Village of the above-described real estate for the purchase price of FOUR HUNDRED TEN THOUSAND (\$410,000.00) DOLLARS in accordance with the terms of the said REAL ESTATE SALE CONTRACT.

### SECTION 2:

That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

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PASSED this 7th day of February, 2005.

  
David P. Maher, Village Clerk

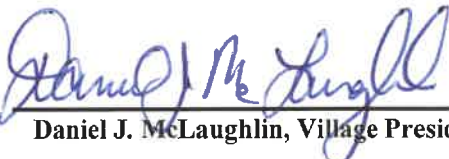
<b>Aye:</b>	6	Trustee Fenton, Trustee Murphy, Trustee Dodge, Trustee Gira, Trustee Schussler and Village President McLaughlin
<b>Nay:</b>	0	
<b>Absent:</b>	1	Trustee O'Halloran

# VILLAGE OF ORLAND PARK

DEPOSITED in my office this 7th day of February, 2005.

  
\_\_\_\_\_  
David P. Maher, Village Clerk

APPROVED this 7th day of February, 2005.

  
\_\_\_\_\_  
Daniel J. McLaughlin, Village President

PUBLISHED this 8th day of February, 2005.

  
\_\_\_\_\_  
David P. Maher, Village Clerk



# REAL ESTATE SALE CONTRACT

1. The VILLAGE OF ORLAND PARK, an Illinois municipal corporation  
 agrees to purchase at a price of \$ 410,000.00 on the terms set forth herein, the following described real estate in  
 COOK County, Illinois: LOT 4 IN ORLAND SQUARE VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE  
WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK  
 COUNTY, ILLINOIS  
 commonly known as 15155 Windsor Drive Orland Park, IL 60462, and with  
 approximate lot dimensions of \_\_\_\_\_ x \_\_\_\_\_, together with the following property presently located thereon:  
*(strike items not applicable)*

2. DANIEL CALANDRIELLO and KATHLEEN CALANDRIELLO (Seller)  
*(Insert names of all owners and their respective spouses)*  
 agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to  
 be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of  
 homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record;  
 public and utility easements and general real estate taxes for the year 2004 and  
 subsequent years.

3. Purchaser will pay \$410,000.00 at closing. ~~\_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_) as earnest~~  
~~money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at~~  
~~the time of closing as follows: (strike subparagraph not applicable)~~  
 (a) The payment of \$ \_\_\_\_\_  
 (b) ~~The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal~~  
~~indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ \_\_\_\_\_ bearing~~  
~~interest at the rate of \_\_\_\_\_ % a year, and the payment of a sum which represents the difference between the amount due on the~~  
~~indebtedness at the time of closing and the balance of the purchase price.~~

4. ~~This contract is subject to the condition that Purchaser be able to procure within \_\_\_\_\_ days a firm commitment for a~~  
~~loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ \_\_\_\_\_, or such lesser sum~~  
~~as Purchaser accepts, with interest not to exceed \_\_\_\_\_ % a year to be amortized over \_\_\_\_\_ years, the commission~~  
~~and service charges for such loan not to exceed \_\_\_\_\_ %. If after making every reasonable effort, Purchaser is unable to~~  
~~procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become~~  
~~null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time~~  
~~following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money~~  
~~mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable).~~

5. The time of closing shall be on Feb \_\_\_\_\_, 2005, or as mutually agreed upon, ~~been procured if above paragraph 4 is~~  
~~operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter~~  
~~becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance~~  
 Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to pay all general real estate taxes, utilities and maintain property casualty insurance and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Seller's possession, Seller shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time and thereafter fully indemnify and hold the Village (Purchaser) harmless of any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on or about the premises during Seller's possession. Seller shall not be required to pay any rent during their period of post closing possession.

~~7. Seller agrees to pay a broker's commission to \_\_\_\_\_~~

~~8. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any shall be delivered to the Purchasers within \_\_\_\_\_ days from the date below, otherwise at the Purchaser's option, this contract shall become null and void, and the earnest money returned to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made part of this Contract.

Dated: February \_\_\_\_\_, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK,**  
an Illinois municipal corporation

Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: \_\_\_\_\_

Name: Robert J. Zeder, Jr.

Title: Village Manager

SELLERS: **DANIEL CALANDRIELLO** and  
**KATHLEEN CALANDRIELLO**

Address: 15155 Windsor Dr. Orland Park, IL 60462

BY: \_\_\_\_\_

BY: \_\_\_\_\_

CONDITIONS AND STIPULATIONS

Purchaser

Seller or seller's attorney

1. Seller shall deliver or cause to be delivered to Purchaser not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below (Strike subparagraphs not applicable):

(a) 105 % of the most recent ascertainable taxes:

(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.

(c) [Other] \_\_\_\_\_ }

The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:

\_\_\_\_\_ }

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be ~~XXXXXX XXXX XXXX XXXX~~ paid by the ~~Seller and~~ Purchaser. (Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

11. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey, and customary escrow fees) incurred by the seller (except their attorney's fees) in connection with the transaction.

2. At the election of the Purchaser upon 30 days notice to the Seller, Seller may remove personal property or fixtures from the property prior to its demolition.