

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF REAL ESTATE  
LOCATED AT 5401 & 5501 W. GRAND AVENUE**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Board of Education of the City of Chicago recommends to the Committee on Housing and Real Estate of the City Council of the City of Chicago that the bid submitted by Grand Avenue Enterprise, LLC in the amount of \$3,750,000 be accepted for the sale of the real estate located at 5401 & 5501 W. Grand Avenue, Chicago, Illinois, consisting of approximately 475,000 square feet of land as legally described below (the "Property"). The Offer to Purchase Real Estate contained in the bid package which has been executed by the Purchaser will convert to a contract upon acceptance and execution by the Board.

**LEGAL DESCRIPTION (SUBJECT TO TITLE COMMITMENT AND SURVEY):** See Exhibit A.

**PIN NOS.:** 13-33-100-006-8001, 8002 and 8003.

**BID INFORMATION:** The Board advertised a notice of intended sale of the Property. The closing bid date was June 13, 2007 and any and all bids received were opened by the Department of Procurement and Contracts on the same date. One bid was received for this Property submitted by Grand Avenue Enterprise, LLC in the amount of \$3,750,000.

**APPRAISAL:** An appraisal of the Property dated April 24, 2007 indicates the appraised value of the Property to be \$3,325,000. The appraisal was prepared by Gibbons & Gibbons, Ltd. for the Board's benefit.

**RECOMMENDATION:** After review of the appraisal and the bid, the Chief Operating Officer recommends that the following bid be accepted:

Bidder: Grand Avenue Enterprise, LLC  
Address: 5501 W. Grand Avenue  
Chicago, Illinois 60639  
Contact Person: Donna Joss  
Telephone: 773-745-7968  
Bid Price: \$3,750,000  
Deposit: \$375,000

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase Real Estate. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate the Offer to Purchase Real Estate and to execute any and all documents related to the closing of this transaction.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this transaction.

**FINANCIAL:** Credit income to the Capital Asset Account.

**GENERAL CONDITIONS:**

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

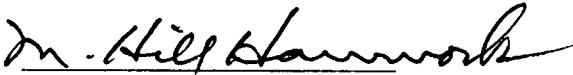
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), as amended from time to time, shall be incorporated into and made a part of the agreement.

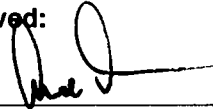
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s)

**Approved for Consideration:**



**M. Hill Hammock  
Chief Operating Officer**

**Approved:**



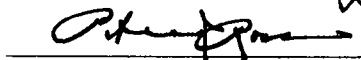
**Arne Duncan  
Chief Executive Officer**

**Within Appropriation:**



**Pedro Martinez  
Chief Financial Officer**

**Approved as to legal form:**



**Patrick J. Rocks  
General Counsel**

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1:

THAT PART OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID WEST ½ OF THE NORTH WEST ¼ WITH THE WEST LINE OF NORTH LONG AVENUE AND RUNNING THENCE NORTH ALONG THE SAID WEST LINE OF NORTH LONG AVENUE AND 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST ½ OF THE NORTH WEST ¼, A DISTANCE OF 369.39 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE, SAID LINE FORMING A SOUTH WEST ANGLE OF 105 DEGREES 13 MINS 10 SECONDS WITH THE WEST LINE OF NORTH LONG AVENUE, AND BEING ALSO 40 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID WEST GRAND AVENUE AS IMPROVED AND OCCUPIED BY THE CITY OF CHICAGO, A DISTANCE OF 372.73 FEET TO A POINT; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF WEST ½ OF THE NORTH WEST ¼ A DISTANCE OF 464.75 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTH WEST ¼ OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 359.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE WHICH IS 372.73 FEET NORTHWESTERLY OF (MEASURED ON THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE) THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF NORTH LONG AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE, A DISTANCE OF 471.44 FEET TO A POINT, SAID POINT BEING 468.75 FEET SOUTHEASTERLY OF THE SOUTH EAST CORNER OF WEST GRAND AVENUE AND NORTH CENTRAL AVENUE (MEASURED ON SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE); THENCE SOUTH ON A LINE WHICH FORMS A SOUTH EAST ANGLE WITH THE SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE OF 74 DEGREES 49 MINUTES 40 SECONDS FOR A DISTANCE OF 469.16 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE WHICH FORMS AN ANGLE OF 39 DEGREES 19 MINUTES WITH A PROLONGATION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTH ON A LINE WHICH FORMS AN ANGLE OF 39 DEGREES 19 MINUTES WITH A PROLONGATION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY, SAID POINT BEING 505.00 FEET EASTERLY OF (MEASURED ALONG SAID NORTHERLY RIGHT OF WAY LINE) THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EAST LINE OF NORTH CENTRAL AVENUE AFORESAID; THENCE EASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID LINE FORMING AN ANGLE OF 82 DEGREES 08 MINUTES WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 35.12 FEET TO THE POINT OF INTERSECTION OF THE SAID RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID WEST ½ OF THE NORTH WEST ¼; THENCE EAST ALONG THE SAID SOUTH LINE OF SAID WEST ½ OF THE NORTH WEST ¼ FOR A DISTANCE OF 369.89 FEET TO A POINT WHICH IS 359.67 FEET WEST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF NORTH LONG AVENUE; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST ½ OF THE NORTH WEST ¼, A DISTANCE OF 464.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THAT PART OF THE WEST  $\frac{1}{2}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE WHICH IS 844.17 FEET NORTHWESTERLY OF (MEASURED ON THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE) THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF NORTH LONG AVENUE; THENCE SOUTH ON A LINE WHICH FORMS AN ANGLE WITH THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE OF 74 DEGREES 49 MINUTES 40 SECONDS FOR A DISTANCE OF 469.16 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE WHICH FORMS AN ANGLE OF 39 DEGREES 19 MINUTES WITH A PROLONGATION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTH ON A LINE WHICH FORMS AN ANGLE OF 39 DEGREES 19 MINUTES WITH A PROLONGATION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY SAID POINT BEING 505.00 FEET EASTERLY OF (MEASURED ALONG SAID NORTHERLY RIGHT OF WAY LINE) THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EAST LINE OF NORTH CENTRAL AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE SAID LINE FORMING AN ANGLE OF 82 DEGREES 8 MINUTES WITH SAID LAST DESCRIBED LINE FROM A DISTANCE OF 200 FEET TO A POINT WHICH IS 305 FEET EASTERLY OF SAID POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EAST LINE OF NORTH CENTRAL AVENUE; THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE WHICH IS 316 FEET EASTERLY OF (MEASURED ON SAID SOUTHERLY LINE) THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF WEST GRAND AVENUE WITH THE EAST LINE OF NORTH CENTRAL AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WEST GRAND AVENUE, A DISTANCE OF 152.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.