

November 18, 2015

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY  
LOCATED AT 4525 N KENMORE AVE (FORMER STEWART SCHOOL SITE)**

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

That the Board request the City of Chicago ("the City") or Public Building Commission ("PBC"), as necessary, convey to Morningside Equities Group, Inc. Stewart, LLC, an Illinois corporation limited liability company ("Purchaser"), the land located at 4525 North Kenmore Avenue in Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation which has been executed by the Purchaser will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

This November 2015 amended Board Report is to correct the name of the Purchaser.

**LEGAL DESCRIPTION & PIN:** See the attached Exhibit A.

**BID INFORMATION:** In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from August 24, 2015, to September 23, 2015. Pursuant to 105 ILCS 5/34-21 (2011), negotiations were held for best and final bids. The following 4 bids were received:

<u>Bidder</u>	<u>Offer</u>
1. Morningside Equities Group, Inc. <u>Stewart, LLC</u>	\$5,112,000
2. Henry Street Partners LLC & Newgard Development LLC	\$4,350,000
3. Kenmore 4525 LLC	\$2,500,000
4. Christian Fellowship for All Nations	\$1,500,000

**APPRAISAL:** In October 2015, an appraisal was made for the benefit of the Board for this property indicating a fair market value as follows:

Appraiser:	KMD Valuation Group LLC
Value:	\$4,000,000 - \$4,500,000

**RECOMMENDATION AND USE RESTRICTION:** The Property is not needed for school purposes. The Property previously housed Stewart Elementary School. The sale of the Property is in the best interests

The property shall be sold "as is where is". The appraisal and the bids received were reviewed and it is

recommended that the following bid be accepted:

Bidder Name: ~~Morningside Equities Group, Inc.~~ Stewart, LLC  
Address: 223 West Erie Street, 3<sup>rd</sup> Floor, Chicago, Illinois 60654  
Contact: Mary Ellen Martin, (312) 280-5353  
Grantee Name: Morningside Stewart LLC  
Offer: **\$5,112,000**

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary upon receipt of a title commitment and survey. Authorize the City or PBC, as necessary, to issue a deed in favor of Morningside Stewart LLC. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Proceeds (Purchaser's best and final offer, less closing costs) to be credited to the Capital Asset Fund.

**GENERAL CONDITIONS:**

Inspector General. Each party to the agreement shall acknowledge that, in accordance with 405 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

**EXHIBIT A**  
**THE PROPERTY**

The Board reserves the right to make changes as necessary to clarify or correct property information.

**PINs: 14-17-219-002, 14-17-219-003, 14-17-219-015**

**Legal Description (Subject to Survey):**

**LOTS 65 TO 73, BOTH INCLUSIVE, AND THE SOUTH 65 FEET OF LOTS 74, 75 AND 76 AND THE**