

ORDINANCE 2764

AN ORDINANCE AUTHORIZING AND APPROVING AN AGREEMENT FOR THE SALE OF REAL ESTATE OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS (109 Wheat Ave)

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of a certain parcel of real estate commonly known as 109 Wheat Avenue, Rantoul, Illinois, which is described on Exhibit A attached to the Agreement described below (the “**Real Estate**”); and

WHEREAS, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village have determined that it is no longer necessary, appropriate, or in the best interests of the Village that it retain title to the Real Estate, and that the Real Estate is not required for the use of, or profitable to, the Village; and

WHEREAS, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village have determined that it is necessary, desirable, and in the best interests of the Village to sell the Real Estate; and

WHEREAS, there has been presented to and there is now before the meeting of the Corporate Authorities at which this Ordinance is adopted the form of an Agreement for Sale of Real Estate (the “**Agreement**”) by and between the Village, as Seller, and Chilla Homes, LLC, a Georgia Limited Liability Company, as Buyer (the “**Buyer**”), under and by which such Buyer has agreed to purchase the Real Estate for \$90,000.00.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. That the Agreement, including the terms thereof as set forth in the form of such Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Agreement, and the Village Clerk is hereby authorized to attest such execution of the Agreement, with such changes and revisions in the form of such Agreement as may be approved by the Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes and revisions therein from the form of the Agreement as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

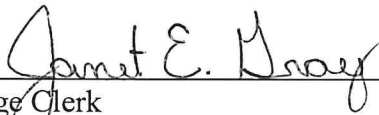
Section 3. That the conveyance of the Real Estate is hereby authorized to be made to the Buyer upon full and complete performance by the Buyer of its obligations under the Agreement, the Corporate Authorities hereby expressly finding that the Real Estate is no longer necessary or required for the use of the Village, nor in the best interests of the Village to retain.

Section 4. That all actions of the officers, employees, and agents of the Village heretofore taken in connection with the Agreement, and such conveyance of the Real Estate are hereby ratified, confirmed, and approved.

Section 5. That from and after the effective date of this Ordinance, the proper officers, employees, and agents of the Village are hereby authorized, empowered, and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Agreement and this Ordinance in accordance with the respective terms, conditions, and undertakings thereof, including the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the conveyance of the Real Estate in connection with the Agreement.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by a majority of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

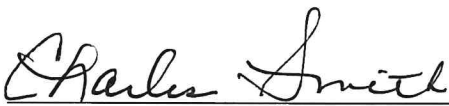
PASSED this 14th day of March, 2024.



Village Clerk

APPROVED this 14th day of March, 2024.





Village President

EXHIBIT A

Legal Description

PARCEL 03b OF REPLAT OF PARCELS A2C-1C, A2C-1D, 03A, 03B, AND A4, AS PER PLAT RECORDED FEBRUARY 22, 2022 AS DOCUMENT NUMBER 2022R03140, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN: 20-09-10-426-006

(commonly known as 109 Wheat Avenue, Rantoul, IL 61866)