

11/2/99

77-R-99

**A RESOLUTION**

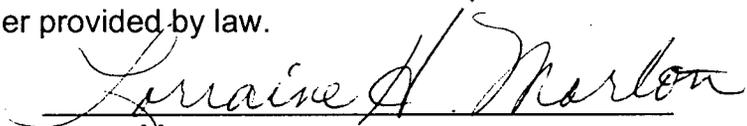
**Authorizing Purchase of and Directing  
City Manager to Enter into a Contract for the  
Purchase of 633 Howard Street, Evanston, Illinois**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON,  
COOK COUNTY, ILLINOIS:

**SECTION 1:** That the City Manager is hereby authorized and directed to purchase the real estate known as 633 Howard Street, Evanston, Illinois.

**SECTION 2:** That the City Manager is hereby authorized and directed to sign and the City Clerk hereby authorized and directed to attest on behalf of the City of Evanston a contract for the purchase of the real estate known as 633 Howard Street, Evanston, Illinois. Such contract shall be in substantial conformity with the terms as set forth in Exhibit A: "Terms of Purchase"

**SECTION 3:** That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Adopted: November 8, 1999

*U.S. Equities Realty, Inc.*

20 North Michigan Avenue  
Suite 400  
Chicago, Illinois 60602  
(312) 456-7000 Fax (312) 456-0056

November 4, 1999

Ms. Judith A. Aiello  
Assistant City Manager  
City of Evanston  
2100 Ridge Avenue  
Evanston, IL 60201

Re: 633 Howard Street

Dear Judy:

The City of Evanston is considering the purchase of 633 Howard Street for use as a Police Outpost.

I have negotiated the following terms with the owner, Russell Ruth.

- Price: \$100,000.00
- Closing target date: On or before November 30, 1999
- Seller to provide title policy and survey to City's satisfaction
- Real estate taxes and utilities to be prorated as of the date of sale.
- The money (approximately \$10,000.00) being held by the owner in connection with the lease the City signed for the property shall be retained by the owner as liquidated damages for any and all claims the owner may assert related to that lease.

If the terms are satisfactory to you and the Council approves the terms of the transaction, please have the City's Law Department draft a short contract and proceed to arrange a timely closing. The owner has indicated that a quick closing is important to him and that he may be forced to change the terms if the closing is significantly delayed.

If you have any question or need any additional information, do not hesitate to call.

Sincerely,

*U.S. Equities Realty, Inc.*

*Martin Stern*

Martin Stern  
Senior Vice President

cc: Herb Hill