



Sen. Michael E. Hastings

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10300HB3743sam002

LRB103 25678 LNS 62172 a

1 AMENDMENT TO HOUSE BILL 3743

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 3743, AS AMENDED,  
3 by replacing everything after the enacting clause with the  
4 following:

5 "Section 5. Definitions. As used in this Act:

6 "Corporate authorities" means the corporate authorities of  
7 Tinley Park - Park District.

8 "Department" means the Department of Central Management  
9 Services.

10 "Director" means the Director of Central Management  
11 Services.

12 "TPPD" means the Tinley Park - Park District, a body  
13 corporate and politic of Cook and Will Counties, Illinois.

14 Section 10. Tinley Park Mental Health Center and the Howe  
15 Developmental Center. Pursuant to the provisions and subject  
16 to all of the terms and conditions of this Act, the Director,

1 on behalf of the State of Illinois, is authorized to execute  
2 and deliver to TPPD, for and in consideration of \$1 paid to the  
3 Department, a quit claim deed to the following described real  
4 property and a quit claim bill of sale to all the existing  
5 tangible personal property on the real property, and such  
6 ancillary documents as the Department deems appropriate, for  
7 fully and properly effectuating a transfer to TPPD of the  
8 title to the Tinley Park Mental Health Center and Howe  
9 Developmental Center, described as follows:

10 That part of Section 36, Township 36 North, Range 12, East  
11 of the Third Principal Meridian, lying Southerly of the  
12 Southerly Line of the Chicago, Rock Island and Pacific  
13 Railroad,

14 (Excepting therefrom that portion described as follows:

15 That part of the West 1/2 of the Southwest 1/4 of said  
16 Section 36 lying South of the Center Line of the North  
17 Branch of the Flossmoor Road Drainage Ditch; Also that  
18 part of the South 46 Acres of the East 1/2 of the Southwest  
19 1/4 of said Section 36, lying South and West of the Center  
20 Line of the North Branch of the Flossmoor Road Drainage  
21 Ditch;

22 Also Excepting therefrom that portion described as

1 follows:

2 That part of the West 1900 feet of the Southwest 1/4 of  
3 said Section 36 lying Southerly of the Southerly Right of  
4 Way of the Chicago, Rock Island and Pacific Railroad  
5 (commonly known as the Metra Line) and lying Northerly of  
6 the Centerline of the Northern Tributary to the Union  
7 Drainage Ditch;

8 Also Excepting therefrom that portion described as  
9 follows:

10 That part of the West 1900 Feet of the Northwest 1/4 of  
11 said Section 36 lying Southerly of the Southerly Right of  
12 Way of the Chicago, Rock Island and Pacific Railroad  
13 (commonly known as the Metra Line);

14 Also Excepting therefrom that portion described as  
15 follows:

16 That Part of the South 1/2 of said Section 36, described as  
17 follows: Beginning at the South Quarter Corner of said  
18 Section 36; thence East 573.67 Feet along the South Line  
19 of the Southeast 1/4 of aforesaid Section 36; thence North  
20 859.00 Feet along a line perpendicular to the aforesaid  
21 South Line; thence West 171.00 Feet; thence North 320.50

1 Feet; thence East 171.00 Feet; thence North 527.71 Feet;  
2 thence North 66 Degrees 16 Minutes 51 Seconds West 843.97  
3 Feet; thence North 28 Degrees 39 Minutes 16 Seconds West  
4 589.16 Feet; thence South 60 Degrees 58 Minutes 55 Seconds  
5 West 279.95 Feet; thence South along a line perpendicular  
6 to the South Line of the Southwest 1/4 of the aforesaid  
7 Section 36, 2427.91 Feet to said South Line; thence East  
8 726.33 Feet to the Point of Beginning;

9 Also Excepting therefrom that portion dedicated for Public  
10 Roadway by Plat of Dedication Recorded as Document  
11 0633315190, described as follows:

12 Commencing at the Southeast Corner of Said Section 36;  
13 thence Westerly on an assumed bearing of South 89 Degrees  
14 07 Minutes 35 Seconds West along the South Line of the  
15 South 1/2 of Said Section 36, a Distance of 70 Feet to the  
16 Point of Beginning; thence continuing South 89 Degrees 07  
17 Minutes 36 Seconds West along the last described Line a  
18 Distance of 3446.28 Feet to the Center Line of the North  
19 Branch of the Flossmoor Road Drainage Ditch; thence North  
20 57 Degrees 00 Minutes 02 Seconds East along said  
21 Centerline a Distance of 94.02 Feet to a point of a Line  
22 drawn 50 Feet North of and parallel with the South Line of  
23 Said Section 36; thence North 89 Degrees 07 Minutes 35  
24 Seconds East along said parallel Line a Distance of

1           3296.21 Feet to a point; thence North 43 Degrees 52  
2           Minutes 32 Seconds East, a Distance of 98.61 Feet to a  
3           point of the West Line of the East 70 Feet of aforesaid  
4           Section 36; thence South 01 Degrees 22 Minutes 32 Seconds  
5           East along Said West Line of the East 70 Feet, a Distance  
6           of 120 Feet to the Point of Beginning;

7           Also Excepting therefrom that portion falling within  
8           Harlem Avenue as widened), in Cook County, Illinois.

9           Section 15. Transfer to TPPD.

10           (a) The corporate authorities of the TPPD, situated in  
11           Cook and Will Counties, have determined that it is in the best  
12           interest of TPPD and its residents to acquire the presently  
13           unoccupied and unused combined campuses of the Tinley Park  
14           Mental Health Center and Howe Developmental Center, herein  
15           after referred to collectively as the Combined Campuses,  
16           including not only the land but also the several dozen  
17           existing structures, the existing utility facilities and other  
18           improvements above, at or below grade level, and all existing  
19           tangible personal property there, which Combined Campuses are  
20           presently owned by the State of Illinois, and for TPPD to  
21           pursue a redevelopment of that property.

22           (b) Notwithstanding any other law of the State of Illinois  
23           to the contrary, the Director is authorized under this Act to  
24           sell all right, title, and interest of the State of Illinois in

1 and to the Combined Campuses for \$1 and such other terms and  
2 conditions in the quit claim deed, the quit claim bill of sale,  
3 and ancillary documents that the Director deems appropriate,  
4 with such sale occurring pursuant to a Purchase and Sale  
5 Agreement prepared by the Department. The conveyance of the  
6 Property authorized by this Act shall be made subject to  
7 existing public roads, existing rights of public utilities,  
8 existing rights of the public or quasipublic utilities, and  
9 any and all reservations, easements, encumbrances, covenants,  
10 agreements, and restrictions of record.

11 (c) Each of the documents of transfer shall state on its  
12 face and be subject to the conditions that the Property (i)  
13 shall be used for public purposes only, including recreation  
14 and conservation, and (ii) shall not be used for the purpose of  
15 gambling authorized by the Illinois Horse Racing Act of 1975  
16 or the Illinois Gambling Act, and the documents of transfer  
17 shall each contain a reverter clause providing, in language  
18 prepared by and acceptable to the Department, that title to  
19 the Property shall revert, without further action, to the  
20 State of Illinois if:

21 (1) the Property is used for any purpose other than a  
22 public purpose;

23 (2) an attempt is made to sell the Property or convey  
24 or donate the Property in any manner whatsoever; or

25 (3) TPPD or any of its agents allow the property to be  
26 used for the purpose of gambling authorized by the

1 Illinois Horse Racing Act of 1975 or the Illinois Gambling  
2 Act.

3 Section 20. Execution by TPPD; document recording. The  
4 transfer of title authorized under this Act shall be by quit  
5 claim deed and quit claim bill of sale, which shall be prepared  
6 by the Department so that the transfer is on an "AS IS", "WHERE  
7 IS", and "WITH ALL FAULTS" basis as of the date of sale,  
8 without any representation by the State of Illinois to TPPD,  
9 or any persons and entities whatsoever, as to Property's  
10 condition or fitness for any purpose. Both the deed and bill of  
11 sale shall be executed by TPPD as grantee in order to confirm  
12 the TPPD's undertakings to abide by the requirements in this  
13 Act and TPPD's agreement to timely and fully perform its  
14 obligations as set forth in this Act. All documents of  
15 transfer shall be recorded in the county in which the Property  
16 is located.

17 Section 99. Effective date. This Act takes effect upon  
18 becoming law."