

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

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

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

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

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

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

13 Section 10. Tinley Park Mental Health Center and the Howe
14 Developmental Center. Pursuant to the provisions and subject
15 to all of the terms and conditions of this Act, the Director,
16 on behalf of the State of Illinois, is authorized to execute
17 and deliver to TPPD, for and in consideration of \$1 paid to the
18 Department, a quitclaim deed to the following described real
19 property and a quitclaim bill of sale to all the existing
20 tangible personal property on the real property, and such
21 ancillary documents as the Department deems appropriate, for
22 fully and properly effectuating a transfer to TPPD of the
23 title to the Tinley Park Mental Health Center and Howe

1 Developmental Center, described as follows:

2 PARCEL 1

3 THAT PART OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST
4 OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE
5 SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC
6 RAILROAD,

7 [EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

8 THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID
9 SECTION 36 LYING SOUTH OF THE CENTERLINE OF THE NORTH
10 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; ALSO THAT
11 PART OF THE SOUTH 46 ACRES OF THE EAST HALF OF THE
12 SOUTHWEST QUARTER OF SAID SECTION 36, LYING SOUTH AND WEST
13 OF THE CENTERLINE OF THE NORTH BRANCH OF THE FLOSSMOOR
14 ROAD DRAINAGE DITCH;

15 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS
16 FOLLOWS:

17 THAT PART OF THE WEST 1900 FEET OF THE SOUTHWEST QUARTER OF
18 SAID SECTION 36 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF
19 WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD
20 (COMMONLY KNOWN AS THE METRA LINE) AND LYING NORTHERLY OF

1 THE CENTERLINE OF THE NORTHERN TRIBUTARY TO THE UNION
2 DRAINAGE DITCH;

3 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS
4 FOLLOWS:

5 THAT PART OF THE WEST 1900 FEET OF THE NORTHWEST QUARTER OF
6 SAID SECTION 36 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF
7 WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD
8 (COMMONLY KNOWN AS THE METRA LINE);

9 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS
10 FOLLOWS:

11 THAT PART OF THE SOUTH HALF OF SAID SECTION 36, DESCRIBED
12 AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID
13 SECTION 36; THENCE EAST 573.67 FEET ALONG THE SOUTH LINE
14 OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 36; THENCE
15 NORTH 859.00 FEET ALONG A LINE PERPENDICULAR TO THE
16 AFORESAID SOUTH LINE; THENCE WEST 171.00 FEET; THENCE
17 NORTH 320.50 FEET; THENCE EAST 171.00 FEET; THENCE NORTH
18 527.71 FEET; THENCE NORTH 66 DEGREES 16 MINUTES 51 SECONDS
19 WEST 843.97 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 16
20 SECONDS WEST 589.16 FEET; THENCE SOUTH 60 DEGREES 58
21 MINUTES 55 SECONDS WEST 279.95 FEET; THENCE SOUTH ALONG A
22 LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST

1 QUARTER OF THE AFORESAID SECTION 36, 2427.91 FEET TO SAID
2 SOUTH LINE; THENCE EAST 726.33 FEET TO THE POINT OF
3 BEGINNING;

4 ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC
5 ROADWAY BY PLAT OF DEDICATION RECORDED AS DOCUMENT
6 0633315190. DESCRIBED AS FOLLOWS:

7 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36:
8 THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES
9 07 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE
10 SOUTH HALF OF SAID SECTION 36, A DISTANCE OF 70 FEET TO THE
11 POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 07
12 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED LINE A
13 DISTANCE OF 3446.28 FEET TO THE CENTERLINE OF THE NORTH
14 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; THENCE NORTH
15 57 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID
16 CENTERLINE A DISTANCE OF 94.02 FEET TO A POINT ON A LINE
17 DRAWN 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF
18 SAID SECTION 36; THENCE NORTH 89 DEGREES 07 MINUTES 35
19 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF
20 3296.21 FEET TO A POINT; THENCE NORTH 43 DEGREES 52
21 MINUTES 32 SECONDS EAST, A DISTANCE OF 98.61 FEET TO A
22 POINT ON THE WEST LINE OF THE EAST 70 FEET OF AFORESAID
23 SECTION 36; THENCE SOUTH 01 DEGREES 22 MINUTES 32 SECONDS
24 EAST ALONG SAID WEST LINE OF THE EAST 70 FEET, A DISTANCE

1 OF 120 FEET TO THE POINT OF BEGINNING;

2 ALSO EXCEPTING THEREFROM THAT PORTION FALLING WITHIN
3 HARLEM AVENUE AS WIDENED], IN COOK COUNTY, ILLINOIS.

4 PARCEL 2

5 THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 36
6 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
7 DESCRIBED AS FOLLOWS:

8 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36;
9 THENCE EAST 573.67 FEET ALONG THE SOUTH LINE OF THE
10 SOUTHEAST QUARTER OF AFORESAID SECTION 36; THENCE NORTH
11 859.00 FEET ALONG A LINE PERPENDICULAR TO THE AFORESAID
12 SOUTH LINE; THENCE WEST 171.00 FEET; THENCE NORTH 320.50
13 FEET; THENCE EAST 171.00 FEET; THENCE NORTH 527.71 FEET;
14 THENCE NORTH 66 DEGREES 16 MINUTES 51 SECONDS WEST 843.97
15 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 16 SECONDS WEST
16 589.16 FEET; THENCE SOUTH 60 DEGREES 58 MINUTES 55 SECONDS
17 WEST 279.95 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR
18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE
19 AFORESAID SECTION 36, 2427.91 FEET TO SAID SOUTH LINE;
20 THENCE EAST 726.33 FEET TO THE POINT OF BEGINNING;

21 [EXCEPTING THEREFROM THAT PORTION LYING SOUTH AND WEST OF

1 THE CENTERLINE OF THE NORTH BRANCH OF THE FLOSSMOOR ROAD
2 DRAINAGE DITCH;

3 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS
4 FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID
5 SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID
6 SECTION 36, 2237.39 FEET; THENCE NORTH 00 DEGREES 00
7 MINUTES WEST, ALONG A LINE PERPENDICULAR TO SAID SOUTH
8 LINE 50.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE
9 OF 183RD STREET; THENCE CONTINUING NORTH 00 DEGREES 00
10 MINUTES WEST 124.75 FEET; THENCE NORTH 33 DEGREES 04
11 MINUTES WEST 99.70 FEET; THENCE NORTH 72 DEGREES 25
12 MINUTES 40 SECONDS WEST 105.00 FEET; THENCE NORTH 90
13 DEGREES WEST 139.51 FEET; THENCE SOUTH 00 DEGREES 00
14 MINUTES EAST 240 FEET; THENCE EAST 294.01 FEET TO THE
15 POINT OF BEGINNING;

16 AND ALSO EXCEPTING THEREFROM THAT PORTION FALLING WITHIN
17 THE FOLLOWING DESCRIBED LAND WHICH WAS DEDICATED FOR
18 PUBLIC ROADWAY BY PLAT OF DEDICATION RECORDED AS DOCUMENT
19 0633315190, DESCRIBED AS FOLLOWS:

20 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;
21 THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES
22 07 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE
23 SOUTH HALF OF SAID SECTION 36, A DISTANCE OF 70 FEET TO THE

1 POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 07
2 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED LINE A
3 DISTANCE OF 3446.28 FEET TO THE CENTERLINE OF THE NORTH
4 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; THENCE NORTH
5 57 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID
6 CENTERLINE A DISTANCE OF 94.02 FEET TO A POINT ON A LINE
7 DRAWN 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF
8 SAID SECTION 36; THENCE NORTH 89 DEGREES 07 MINUTES 35
9 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF
10 3296.21 FEET TO A POINT; THENCE NORTH 43 DEGREES 52
11 MINUTES 32 SECONDS EAST, A DISTANCE OF 98.61 FEET TO A
12 POINT ON THE WEST LINE OF THE EAST 70 FEET OF AFORESAID
13 SECTION 36; THENCE SOUTH 01 DEGREES 22 MINUTES 32 SECONDS
14 EAST ALONG SAID WEST LINE OF THE EAST 70 FEET, A DISTANCE
15 OF 120 FEET TO THE POINT OF BEGINNING] IN COOK COUNTY,
16 ILLINOIS.

17 Section 15. Transfer to TPPD.

18 (a) The corporate authorities of the TPPD, situated in
19 Cook and Will Counties, have determined that it is in the best
20 interest of TPPD and its residents to acquire the presently
21 unoccupied and unused combined campuses of the Tinley Park
22 Mental Health Center and Howe Developmental Center,
23 hereinafter referred to collectively as the Combined Campuses,
24 including not only the land but also the several dozen
25 existing structures, the existing utility facilities and other

1 improvements above, at or below grade level, and all existing
2 tangible personal property there, which Combined Campuses are
3 presently owned by the State of Illinois, and for TPPD to
4 pursue a redevelopment of that property.

5 (b) Notwithstanding any other law of the State of Illinois
6 to the contrary, the Director is authorized under this Act to
7 sell all right, title, and interest of the State of Illinois in
8 and to the Combined Campuses for \$1 and such other terms and
9 conditions in the quitclaim deed, the quitclaim bill of sale,
10 and ancillary documents that the Director deems appropriate,
11 with such sale occurring pursuant to a Purchase and Sale
12 Agreement prepared by the Department. The conveyance of the
13 Property authorized by this Act shall be made subject to
14 existing public roads, existing rights of public utilities,
15 existing rights of the public or quasipublic utilities, and
16 any and all reservations, easements, encumbrances, covenants,
17 agreements, and restrictions of record.

18 (c) Each of the documents of transfer shall state on its
19 face and be subject to the conditions that the Property (i)
20 shall be used for public purposes only, including recreation
21 and conservation, and (ii) shall not be used for the purpose of
22 gambling authorized by the Illinois Horse Racing Act of 1975
23 or the Illinois Gambling Act, and the documents of transfer
24 shall each contain a reverter clause providing, in language
25 prepared by and acceptable to the Department, that title to
26 the Property shall revert, without further action, to the

1 State of Illinois if:

2 (1) the Property is used for any purpose other than a
3 public purpose;

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

6 (3) TPPD or any of its agents allow the property to be
7 used for the purpose of gambling authorized by the
8 Illinois Horse Racing Act of 1975 or the Illinois Gambling
9 Act.

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

24 Section 99. Effective date. This Act takes effect upon
25 becoming law.