

CERTIFICATE AS KEEPER OF RECORDS AND FILES

STATE OF ILLINOIS,)
) SS.
COUNTY OF COOK)

I, DAVID ORR, County Clerk of Cook County, in the State aforesaid and keeper of the records and files of said Cook County, do hereby certify that the attached is a true and exact copy of an Ordinance entitled "No Cash Bid Program Ordinance" approved and adopted by the Cook County Board of Commissioners at their meeting of September 4, 1991, all of which appears from the records and files of my office.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the Seal of said County at my office in the City of Chicago in said County, this 2nd day of February A.D. 1998.

David Orr

County Clerk

91-0-41

"NO CASH BID PROGRAM ORDINANCE"

WHEREAS, pursuant to the provisions of the Illinois Revenue Act of 1939, as amended, ch. 120, par. 482 et seq., the County Board of Commissioners has the authority to approve "No Cash Bid" requests for properties that have been tax delinquent for two or more years, and

WHEREAS, the County Board of Commissioners may specify such procedures, rules, and conditions as it may deem appropriate regarding the acquisition of such properties,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF COOK COUNTY, ILLINOIS

Section 1. This ordinance shall be known as the "No Cash Bid Program Ordinance".

Definitions

Section 2. For the purpose of this ordinance, whenever any of the following words, terms or definitions are used herein, they shall have the meaning ascribed to them in this section:

Board means the Cook County Board of Commissioners.

Subcommittee means the Tax Delinquency Subcommittee of the Finance Committee of the Cook County Board of Commissioners.

County means the County of Cook, Illinois.

Municipality means any city, village, township, or park district within the boundaries of Cook County, or the Cook County Forest Preserve District.

"No Cash Bid" means the bid by Cook County Board of Commissioners for a requesting municipality for the outstanding amount of the delinquent taxes, penalties and interest on a parcel two or more years tax delinquent.

Request Package means information submitted to the Cook County Board of Commissioners for consideration of a "No Cash Bid" request.

Tax Deed means the deed issued by Cook County Clerk pursuant to court order granting the applicant the legal title to a tax delinquent parcel.

Acceptance of "No Cash Bid" Requests

Section 3. The Board shall accept on any business day a request from a municipality of Cook County seeking to acquire for no cash any parcel in the municipality that has been tax delinquent for two or more years.

Components of Request Package

Section 4. The following items of information are to be included in a request for a "No Cash Bid".

The items are:

a. **Letter of Request to Cook County Board President.**

A letter of request for a "No Cash Bid" must be sent to the Cook County Board President stating the municipality's interest in receiving a "No Cash Bid" for the parcel. The permanent index number(s), volume number(s) and the intended use of the parcel must be stated in the letter of request.

b. **Passage of Resolution or Ordinance by Requesting Municipality.**

A resolution or ordinance must be passed by the requesting Village Board, City Council, Township Board, Park District Board or the Cook County Forest Preserve District Board formally requesting a "No Cash Bid" for a tax delinquent parcel. The Resolution or Ordinance shall include an affirmation that the requesting municipality will annually report to the Cook County Department of Economic Development, informing and updating the County as to the status of the parcel, for five years or until the intended use is completed, whichever occurs last. The permanent index number(s) and volume number(s) must be included in the Ordinance or Resolution. The statement of intended use shall also be included.

c. Title Search Performance.

A title search prepared by an Illinois licensed title company must be submitted by the requesting municipality for the desired parcel.

d. Inclusion of a Sidwell Map.

A Sidwell Map of the area which includes the subject parcel must be submitted by the requesting municipality.

e. Inclusion of Photographs.

Photos of the subject parcel must be submitted by the requesting municipality.

f. Acknowledgement of Third Party Requestors.

The name and address of any individual or organization and the principal officers thereof requesting a "No Cash Bid" through a municipality must be listed. Additionally, third party requestors shall provide an affidavit, substantially in the form required for application for a certificate of purchase under Section 235b of the Revenue Act of 1939, ch. 120, par. 716b, indicating that they will not be in violation of any Illinois Statute if such a third party requestor receives title to a parcel.

g. Letter of Capacity of Third Party Requestors.

A letter from the municipality shall be submitted, indicating the third party requestor's capacity to complete the intended use of the parcel and the benefits to the municipality of said intended use.

h. Acknowledgement of Legal Counsel.

An affirmation by the requesting municipality that it will retain legal counsel to obtain the tax deed for the delinquent parcel and will bear all legal and other costs associated with the acquisition of the parcel.

Annual Reporting Conditions for "No Cash Bids"

Section 5. a) The requesting municipality shall report in writing annually to the Board through the County Department of Economic Development. The report will be due on the anniversary of the approval by the Board of the "No Cash Bid". The initial report and every report thereafter until the tax deed is received by the requesting municipality, will address the following areas:

- 1. The date of sale of the parcel.**
- 2. The date of expiration of the period of redemption for the parcel.**
- 3. The date when the petition for Tax Deed was filed and the court case number.**
- 4. The date of court order authorizing the issuance of a Tax Deed for the parcel.**
- 5. The date of the recording of the Tax Deed for the parcel and the recordation number.**
- 6. Whether the parcel has been redeemed.**
- 7. Whether a Sale in Error petition on the parcel has been filed.**

b) Upon receipt of the tax deed the municipality must continue to report annually for five years from the approval date of the "No Cash Bid" by the Board, or until the intended use is completed, whichever occurs last. The report will address the following areas:

- 1. Date when the development will begin.**
- 2. Nature and current status of the development.**
- 3. Date when the development will be completed.**

Creation of an On-Line Computer System

Section 6. The ability of Cook County to receive and process "No Cash Bid" requests for tax delinquent property will be enhanced by the creation of an on-line computer system to record and make available to the public all relevant information regarding the tax status of all parcels of property in the County, and therefore, the County Board desires the County Department for Management of Information Systems to initiate the development and use of such an on-line system as expeditiously as possible.

Non-Compliance With the Ordinance

Section 7. Failure by the municipality or third party requestor to comply with the provisions of this ordinance may result in appropriate legal action by the Board and rejection by the Board of future "No Cash Bid" requests.

Supersedence of Previous Resolution

Section 8. This ordinance will repeal and supersede Resolution 90-R-231, passed by the Board on October 15, 1990.

Severability

Section 9. The provisions of this ordinance are severable and if any part or provision hereof shall be void, the decision of the court so holding shall not affect or impair any of the remaining parts or provisions of this ordinance.

Effective Date

Section 10. This ordinance shall take effect upon becoming law.

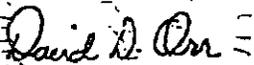
Approved and adopted this 4th day of September 1991.

Sponsor: Commissioner Herbert T. Schumann, Jr.



RICHARD J. PHELAN, President
Cook County Board of Commissioners

Attest:



DAVID D. ORR
County Clerk