

SPECIAL ORDINANCE AUTHORIZING ACQUISITION OF
CERTAIN REAL ESTATE IN THE CITY OF ROCK ISLAND, ILLINOIS

WHEREAS, The City of Rock Island, Illinois, has determined that portions of certain properties located in the City of Rock Island are necessary for the improvement of 11th Street; and,

WHEREAS, it has been determined that it is in the best interest of the City of Rock Island to acquire said portions of properties for municipal purposes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS

Section One. It is hereby determined that it is in the best interest of The City of Rock Island, Illinois, to acquire the portions of properties and temporary construction easements identified in the attachments.

Section Two. That the City of Rock Island staff be and is hereby authorized and directed to acquire the above-described properties and temporary construction easements for the total sum of Forty-Six Thousand Five Hundred Two and No/100ths Dollars (\$46,502.00).

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK



ROCK ISLAND
ILLINOIS

Legal Department

Mr. and Mrs. Phillip J. Roe
20346 East 200th Street
Coal Valley, IL 61240

PROPOSAL/ACCEPTANCE
LETTER

Re: Project Name: 11th Street Improvement
RI Project No.: 2728
County: Rock Island
Parcel No.: 9
Property Address: 4422 - 11th Street, Rock Island, IL, 61201

Dear Mr. and Mrs. Roe:

Pursuant to your negotiations with Chad Johnson, Authorized City of Rock Island Representative, we are advised that you have agreed to accept The City of Rock Island's offer to acquire 276 square feet of your property at 4422 - 11th Street, Rock Island, Illinois, as a Right of Way for the 11th Street Improvement Project, which also includes a Temporary Construction Easement for the Right of Way, for the total sum of \$4,501.00. It is also our understanding that copies of the Right of Way map, legal description and Temporary Construction Easement have all been previously provided to you.

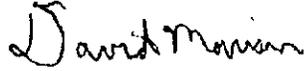
If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Warranty Deed
2. Temporary Construction Easement
3. W-9 Request for Taxpayer Identification Number and Certification (required for payment)

If this letter contains all the terms and conditions as previously negotiated for the total sum of Four Thousand Five Hundred and One and No/100ths Dollars (\$4,501.00) to be paid by The City of Rock Island, Illinois, will you please sign and date the Acceptance at the bottom of this letter and return it to our office at your earliest opportunity.



Sincerely,



David G. Morrison
City Attorney

DGM:dal
Enclosures

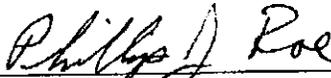
ACCEPTANCE

We hereby accept the sum of Four Thousand Five Hundred ^{ONE} and No/100ths Dollars (\$4,500.00) from The City of Rock Island, Illinois, for the purchase of 276 square feet of property located at 4422 - 11th Street, Rock Island, Illinois, 61201, for the purpose of a public right-of-way.

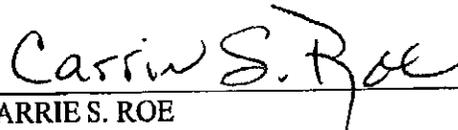
Dated: _____

5/5/18

PHILLIP J. ROE



CARRIE S. ROE





ROCK ISLAND
ILLINOIS

Legal Department

Mr. and Mrs. Scott Luppen
P.O. Box 42
Andalusia, IL 61232

PROPOSAL/ACCEPTANCE
LETTER

Re: Project Name: 11th Street Improvement
RI Project No.: 2728
County: Rock Island
Parcel No.: 6
Property Address: 4527 - 11th Street, Rock Island, IL, 61201

Dear Mr. and Mrs. Luppen:

Pursuant to your negotiations with Chad Johnson, Authorized City of Rock Island Representative, we are advised that you have agreed to accept The City of Rock Island's offer to acquire 13 square feet of your property at 4527 - 11th Street, Rock Island, Illinois, as a Right of Way for the 11th Street Improvement Project, which also includes a Temporary Construction Easement for the Right of Way, for the total sum of \$1,001.00. It is also our understanding that copies of the Right of Way map, legal description and Temporary Construction Easement have all been previously provided to you.

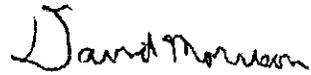
If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Warranty Deed
2. Temporary Construction Easement
3. W-9 Request for Taxpayer Identification Number and Certification (required for payment)

If this letter contains all the terms and conditions as previously negotiated for the total sum of One Thousand and One and No/100ths Dollars (\$1,001.00) to be paid by The City of Rock Island, Illinois, will you please sign and date the Acceptance at the bottom of this letter and return it to our office at your earliest opportunity.



Sincerely,



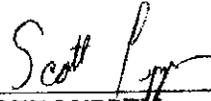
David G. Morrison
City Attorney

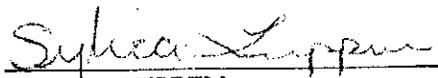
DGM:dal
Enclosures

ACCEPTANCE

We hereby accept the sum of One Thousand and One and No/100ths Dollars (\$1,001.00) from The City of Rock Island, Illinois, for the purchase of 13 square feet of property located at 4527 - 11th Street, Rock Island, Illinois, 61201, for the purpose of a public right-of-way.

Dated: 8-5-2015



SCOTT LUPPEN

SYLVIA LUPPEN



ROCK ISLAND
ILLINOIS

Legal Department

Ms. Gayle A. McElroy
820 – 47th Avenue
Rock Island, IL 61201

**PROPOSAL/ACCEPTANCE
LETTER**

Re: Project Name: 11th Street Improvement
RI Project No.: 2728
County: Rock Island
Parcel No.: 11
Property Address: 820 – 47th Avenue, Rock Island, IL, 61201

Dear Ms. McElroy:

Pursuant to your negotiations with Chad Johnson, Authorized City of Rock Island Representative, we are advised that you have agreed to give The City of Rock Island a Temporary Construction Easement over a portion of your property at 820 – 47th Avenue for the purpose of constructing a Right of Way for the 11th Street Improvement Project, for the total sum of \$500.00. It is also our understanding that a copy of the Temporary Construction Easement has previously been provided to you.

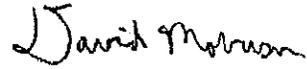
If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Temporary Construction Easement
2. W-9 Request for Taxpayer Identification Number and Certification (required for payment)

If this letter contains all the terms and conditions as previously negotiated for the total sum of Five Hundred and No/100ths Dollars (\$500.00) to be paid by The City of Rock Island, Illinois, will you please sign and date the Acceptance at the bottom of this letter and return it to our office at your earliest opportunity.



Sincerely,



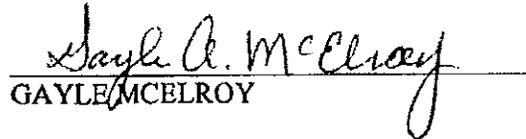
David G. Morrison
City Attorney

DGM:dal
Enclosures

ACCEPTANCE

I hereby accept the sum of Five Hundred and No/100ths Dollars (\$500.00) from The City of Rock Island, Illinois, for a Temporary Construction Easement for the purpose of constructing a Right of Way for the 11th Street Improvement Project over a portion of my property located at 820 - 47th Avenue, Rock Island, Illinois, 61201.

Dated: 5-6-15



GAYLE MCELROY



ROCK ISLAND
ILLINOIS

Legal Department

April 14, 2015

Mr. James Alex McGehee
1505 First Avenue
Silvis, IL 61282

**PROPOSAL/ACCEPTANCE
LETTER**

Re: *Project Name: 11th Street Improvement*
RI Project No.: 2728
County: Rock Island
Parcel No.: 8
Property Address: 4426 – 11th Street

Dear Mr. McGehee:

Pursuant to our ongoing negotiations on behalf of the City of Rock Island with you and your attorney, we are advised by Mr. Alvine that you are willing to accept The City of Rock Island's offer to acquire 694 square feet of your property at 4426 – 11th Street as a Right of Way for the 11th Street Improvement Project for the total sum of \$7,500.00.

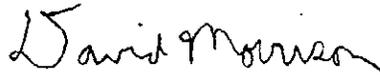
To assist you in this process and to provide additional information, we have included a copy of Missman, Inc.'s Right of Way Exhibit showing the affected areas of your properties.

If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Deed of Dedication
2. Request for Taxpayer Identification Number and Certification (required for payment)

If this letter contains all the terms and conditions as previously negotiated for the total sum of Seven Thousand Five Hundred and No/100ths Dollars (\$7,500.00) to be paid by The City of Rock Island, Illinois, will you please sign and date the Acceptance at the bottom of this letter and return it to our office in the enclosed, self-addressed, stamped envelope. Please keep the additional copy of the letter for your records.

Sincerely,



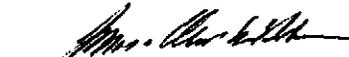
David G. Morrison
City Attorney

DGM:dal
Enclosures

ACCEPTANCE

I hereby accept the sum of Seven Thousand Five Hundred and No/100ths Dollars (\$7,500.00) from The City of Rock Island, Illinois, for the purchase of 694 square feet of my property located at 4426 - 11th Street, Rock Island, Illinois, 61201, for the purpose of a right-of-way.

Dated: 4-16-15


James Alex McGehee, Owner



ROCK ISLAND
ILLINOIS

Legal Department

May 1, 2015

Mr. Kevin G. Peschang
Mrs. Teresa A. Peschang
8125 – 85th Street Court W.
Milan, IL 61264

**PROPOSAL/ACCEPTANCE
LETTER**

Re: Project Name: 11th Street Improvement
RI Project No.: 2728
County: Rock Island
Parcel No.: 5
Property Address: 4529 - 11th Street

Dear Mr. and Mrs. Peschang:

Pursuant to our ongoing negotiations on behalf of the City of Rock Island with you and your attorney, we are advised by Mr. Skorepa that you are willing to accept The City of Rock Island's offer to acquire 150 square feet of your property at 4529 – 11th Street as a Right of Way for the 11th Street Improvement Project, which also includes a Temporary Construction Easement for the Right of Way, for the total sum of \$6,000.00. A copy of the Right of Way map, legal description and Temporary Construction Easement have previously been provided.

In addition to the \$6,000.00 cash:

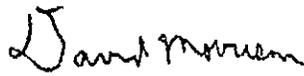
1. The City of Rock Island also agrees to re-convey a portion of the adjacent parcel, South Rock Island 3440, back to you, the plat and legal description of which has been previously provided to you. You will also be provided with a Limited Title Search showing the property free and clear of all encumbrances.
2. The City also agrees to provide a drainage basin on the north side of the property, together with a permanent railing on top of the present retaining wall. It is our understanding you have or will be in touch with Missman, Inc. regarding specs and drawings of these items.

If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Warranty Deed (copy enclosed)
2. Temporary Construction Easement
3. W-9 Request for Taxpayer Identification Number and Certification for both of you (required for payment)

If this letter contains all the terms and conditions as previously negotiated for the total sum of Six Thousand and No/100ths Dollars (\$6,000.00), together with the construction of the items contained in paragraphs 1 and 2 above, will you please sign and date the Acceptance at the bottom of this letter and return it via email to dlerschen@mmcwlaw.com at your earliest opportunity.

Sincerely,



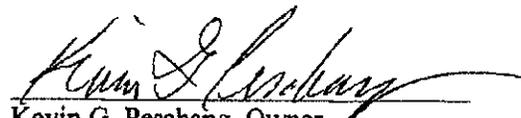
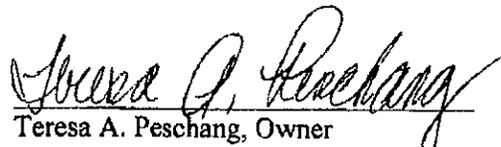
David G. Morrison
City Attorney

DGM:dal
Enclosures

ACCEPTANCE

I hereby accept the sum of Six Thousand and No/100ths Dollars (\$6,000.00) from The City of Rock Island, Illinois, for the purchase of 150 square feet of my property located at 4529 – 11th Street, Rock Island, Illinois, 61201, for the purpose of a right-of-way, together with the construction of the items contained in paragraphs 1 and 2 above.

Dated: 5-5-15


Kevin G. Peschang, Owner
Teresa A. Peschang, Owner



ROCK ISLAND
ILLINOIS

Legal Department

April 30, 2015

7-Eleven, Inc.
c/o SEYFARTH SHAW LLP
131 South Dearborn Street, Suite 2400
Chicago, IL 60603

Attention: Jerome F. Buch

PROPOSAL/ACCEPTANCE
LETTER

Re: Project Name: 11th Street Improvement
RI Project No.: 2728
County: Rock Island
Parcel No.: 7
Property Address: 4520 - 11th Street, Rock Island, IL, 61201
7-Eleven, Inc. - Store No. 34460

Gentlemen:

Pursuant to negotiations between your attorney, Jerome Buch, and Chad Johnson, Authorized City of Rock Island Representative, we are advised that your company has agreed to accept The City of Rock Island's offer to acquire 2,133 square feet of your property at 4520 - 11th Street, Rock Island, Illinois, a/k/a Store No. 34460, as a Right of Way for the 11th Street Improvement Project, which also includes a Temporary Construction Easement for the Right of Way, for the total sum of \$27,000.00. It is also our understanding that copies of the Right of Way map, legal description, Temporary Construction Easement and the commitment for title insurance covering the Right of Way, have previously been provided to you.

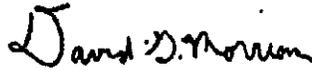
If the above meets with your approval, we will require the following documents be executed once City Council approval has been obtained:

1. Special Warranty Deed
2. Temporary Construction Easement
3. W-9 Request for Taxpayer Identification Number and Certification (required for payment)



If this letter contains all the terms and conditions as previously negotiated for the total sum of Twenty-Seven Thousand and No/100ths Dollars (\$27,000.00) to be paid by The City of Rock Island, Illinois, will you please sign and date the Acceptance at the bottom of this letter and return it via email to dierschen@mmcwlaw.com, at your earliest opportunity.

Sincerely,



David G. Morrison
City Attorney

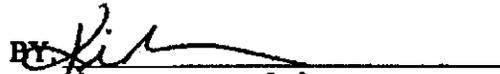
DGM:dal
Enclosures

ACCEPTANCE

7-Eleven, Inc., hereby accepts the sum of Twenty Seven Thousand and No/100ths Dollars (\$27,000.00) from The City of Rock Island, Illinois, for the purchase of 2,133 square feet of property located at 4520 - 11th Street, Rock Island, Illinois, 61201, for the purpose of a public right-of-way.

Dated: 5/5/15

7-ELEVEN, INC., Owner

BY 
Reneisha M. Miller
Assistant Secretary