

**RESOLUTION AUTHORIZING AND DIRECTING
THE SALE AND CONVEYANCE OF A CERTAIN SCHOOL SITE OF
ROBINSON C.U.S.D. NO. 2,
ROBINSON, ILLINOIS**

WHEREAS, the Board of Education of Robinson C.U.S.D, No. 2, Robinson, Illinois, a body politic and corporate, organized and existing under and by virtue of the laws of Illinois, as amended, holds title to certain improved real estate commonly know as the “Old Unit Office and Transportation Building”, and more particularly described as Parcels 0734332009, 0734332010, 0734332012, 0734332009, 0734332009, 0734332032, 0734332032, and 0734332033 as shown on the Crawford County GIS Map, and as highlighted on the GIS Map attached hereto as Exhibit A, and incorporated herein by reference;

WHEREAS, in the opinion and judgment of the Board of Education of Robinson C.U.S.D, No. 2 said real estate has become unnecessary, unsuitable and inconvenient for any use or uses of the District; and

WHEREAS, the Board of Education of Robinson C.U.S.D, No. 2, is desirous of selling said real estate pursuant to the provisions of 105 ILCS 5/5-22, as amended, and according to the terms and conditions of sale set forth as follows:

- A. The sale shall take place within sixty (60) days after adoption of this Resolution in compliance with Section 5-22 of the Illinois School Code;
- B. The sale of said real estate shall be at public sale by taking sealed bids;
- C. There shall be no minimum bid;
- D. The three (3) highest bids shall have an opportunity to raise their bids upon opening;
- E. The sale price shall be in a sum satisfactory to the Board of Education of Robinson C.U.S.D, No. 2. The Board of Education shall have the right to reject any and all bids and to waive any irregularities which do not taint the legality of the sale; and

F. The terms of the sale shall be set forth in a Notice of Sale which shall be substantially in the following form, to-wit:

**ROBINSON C.U.S.D. NO.2
ROBINSON, ILLINOIS**

NOTICE OF SALE

Notice is hereby given that the Board of Education of Robinson C.U.S.D, No. 2, Robinson, Illinois, shall sell at public sale at 1:00 o'clock P.M. on the 17th day of July, 2020, at the School District office, 1301 North Allen St., Robinson, Illinois, the following described property, to-wit:

Crawford County GIS Parcels 0734332009, 0734332010, 0734332012, 0734332009, 0734332009, 0734332032, 0734332032, and 0734332033 commonly known as "the Old Unit Office and Transportation Building" (legal description on Seller's title to govern) (hereinafter "said real estate") (a copy of the GIS Map showing said real estate shall be available for inspection at the District office during normal business hours); which sale shall be on the following terms, to-wit:

1. Sale shall be by bids in writing to be submitted to Mr. Joshua Quick, Superintendent, Robinson C.U.S.D, No. 2, 1301 North Allen St., Robinson, Illinois 62454, no later than 1:00 o'clock P.M. on July 17, 2020;

2. There shall be no minimum bid;

3. Those persons submitting the three (3) highest bids shall have the privilege of competitively raising their bids at the time of the opening of the bids;

4. Terms of payment by the successful bidder for said real estate shall be ten percent (10%) earnest money deposit, payable upon the execution of a Contract for Sale of Real Estate, and the balance in cash at the time of closing. A copy of the Contract For Sale that the Buyer shall be required to sign on the date of the public sale shall be available for inspection at the Superintendent's Office during normal business hours.

5. Possession will be delivered at closing, upon payment of the balance of the purchase price;

6. Conveyance will be made by Quit Claim Deed, subject to the lien of current taxes, if any, easements apparent or of record and building and zoning ordinances;

7. Evidence of title shall be by title insurance commitment and policy, subject to the permissible exceptions to title described in the Contract for Sale;

8. Said real estate and structures located thereon are being sold in **"AS IS CONDITION". Said real estate may contain asbestos or asbestos containing materials.**

9. The Board of Education of Robinson C.U.S.D, No. 2, reserves the right to reject any and all bids and to waive any irregularities which do not taint the legality of the sale; and

10. Announcements at time of sale supersede all prior or conflicting announcements.

BOARD OF EDUCATION
Robinson C.U.S.D, No. 2

By: Bae JA
President

ATTEST:

By: Carla Sinclair
Secretary

Said Notice shall be published once each week for three (3) consecutive weeks prior to the date of sale in the following newspaper which is published in the District: Robinson Daily News

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Robinson C.U.S.D, No. 2, as follows:

Section 1. The Board hereby finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by this reference.

Section 2. That upon the adoption of this Resolution by a vote of two-thirds (2/3) of the members of the Board of Education of Robinson C.U.S.D, No. 2, the Board of Education is hereby authorized and directed to sell said real estate at public sale by taking sealed bids, after first giving notice of the time, place and terms thereof.

Section 3. That upon the adoption of this Resolution, the Superintendent of Robinson C.U.S.D, No. 2, shall be and he is authorized and directed to prepare and publish a Notice of Sale, in conformance herewith.

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Section 4. Upon approval of the sale of said real estate pursuant to the terms of the sale hereinabove set forth, the President and Secretary of the Board of Education of Robinson C.U.S.D, No. 2 and the Superintendent of Robinson C.U.S.D, No. 2 are hereby authorized and directed to prepare, execute and deliver, in the name of Robinson C.U.S.D, No. 2, an appropriate Contract For Sale of said real estate, and a Quit Claim Deed conveying title to said real estate to the successful bidder(s) and purchaser(s) of said real estate, and to execute such closing statement, title insurance statement and forms, affidavits of title and other instruments and documents as may be necessary and appropriate to close said sale.

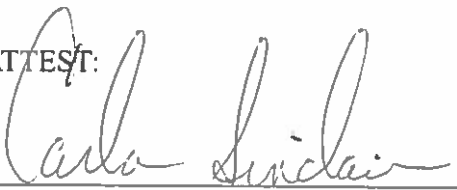
Section 5. That this Resolution shall be in full force and effect forthwith upon its passage.

ADOPTED this 22nd day of June, 2020, by the following roll-call vote:

AYES: 7

NAYS: 0

ABSENT: 0

ATTEST:

Secretary, Board of Education


President, Board of Education

CERTIFICATION

I, Carla Sinclair, Secretary of the Board of Education of Robinson C.U.S.D, No. 2, Robinson, Illinois, do hereby certify that the foregoing Resolution was adopted at a June meeting of the Board of Education on June 22, 2020, by the following roll-call vote:

AYES: 7

NAYS: 0

ABSENT: 0

and that the motion was duly declared carried by the President of the Board.

Dated this 22nd day of June, 2020.

Carla Sinclair
Secretary, Board of Education

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9. The Board of Education of Robinson C.U.S.D, No. 2, reserves the right to reject any and all bids and to waive any irregularities which do not taint the legality of the sale; and

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BOARD OF EDUCATION
Robinson C.U.S.D, No. 2

By: 
President

ATTEST:
By: 
Secretary