
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**RESOLUTION
NUMBER 2024-027**

**A RESOLUTION OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, TO AUTHORIZE
AND APPROVE A DEED IN LIEU OF FORECLOSURE AND
SETTLEMENT AGREEMENT REGARDING 2056 139th STREET**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON
LUIZ MONTOYA
NANCY RITA
BILL FAHRENWALD
GABRIEL McGEE
CANDACE CARR
JOSH ROLL**

Alderman

RESOLUTION NUMBER 2024- 027

**A RESOLUTION OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, TO AUTHORIZE
AND APPROVE A DEED IN LIEU OF FORECLOSURE AND SETTLEMENT
AGREEMENT REGARDING 2056 139TH STREET**

WHEREAS, the City of Blue Island, Cook County, Illinois (the “City”) is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

WHEREAS, HRS Investments Group, LLC, owner of the Property located at 2056 139th Street, desires to execute a Deed of Lieu of Foreclosure and Settlement Agreement with the City of Blue Island, a copy of which is attached hereto and made a part hereof, as Exhibit A (the *Agreement*”); and

WHEREAS, the Mayor and Aldermen of the City deem it advisable and in the best interest of the health, safety and welfare of the residents of the City to enter into the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Aldermen of the City of Blue Island, Cook County, Illinois as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Deed in Lieu of Foreclosure Agreement between HRS Investments Group, LLC. and the City, which is attached hereto and made a part hereof as Exhibit A, is hereby approved in substantially the same form presented to the Mayor and Aldermen with such necessary

non-material changes as may be authorized by the Mayor and City Attorney.

Section 4. The officials and officers of the City are hereby authorized to undertake actions on the part of the City as contained in the Agreement to complete satisfaction of the provisions, terms or conditions stated therein.

Section 5. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 6. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

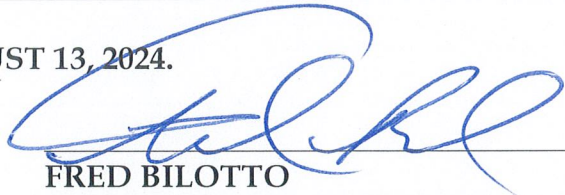
Section 7. This Resolution shall be in full force and effect immediately upon its passage, approval, and publication as required by law.

(Left intentionally blank)

ADOPTED this 13TH day of AUGUST, 2024, pursuant to roll call as follows:

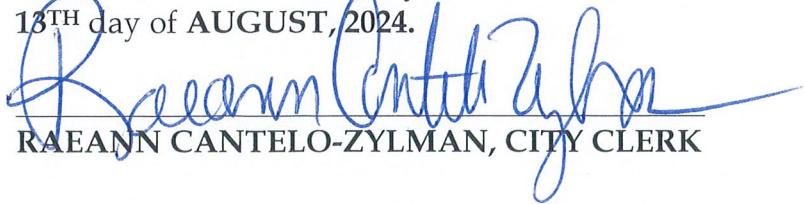
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL			X		
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on AUGUST 13, 2024.



FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
13TH day of AUGUST, 2024.



RAEANN CANELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION

I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the RESOLUTIONS and BOOKS of the records of said City.

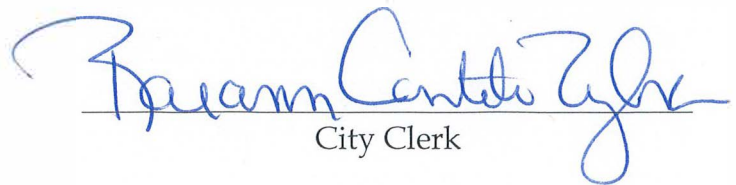
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **RESOLUTION: A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, TO AUTHORIZE AND APPROVE A DEED IN LIEU OF FORECLOSURE AND SETTLEMENT AGREEMENT REGARDING 2056 139TH STREET.**

RESOLUTION NO. 2024-027 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **13TH of August, 2024**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Resolution did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

I DO FURTHER CERTIFY that the original Resolution which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **13TH** day of **August, 2024**.

CORPORATE SEAL



City Clerk

Exhibit A

Deed in Lieu of Foreclosure and Settlement Agreement

(see attached)

DEED IN LIEU OF FORECLOSURE AGREEMENT

THIS DEED IN LIEU OF FORECLOSURE AGREEMENT (the "*Agreement*") is entered into this 25th day of July, 2024 (the "*Effective Date*") by and between the City of Blue Island, Cook County, Illinois, an Illinois Municipal Corporation (the "*City*"), and HRS Investments Group, LLC, (the "*Owner*").

WITNESSETH

WHEREAS, Owner is the record title-owner of certain real estate commonly known as 2056 139th Street, Blue Island, Illinois (the "*Property*") and is legally described as follows:

Commonly Known As: 2056 139th Street, Blue Island, Illinois 60406

PIN: 29-06-110-005-0000

Legal Description: THE SOUTH 190 FEET OF LOT 29 IN AUGUST SCHULT'S SUBDIVISION OF PART OF LOT 33 IN PETER ENGELLAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ADJOINING PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF WABASH ROAD (EXCEPT THAT PART, IF ANY, OCCUPIED OR USED BY RAILROAD), IN COOK COUNTY, ILLINOIS.

WHEREAS, the City of Blue Island has filed a lawsuit to demolish the structure on this Property due to its unsafe condition, Case Number: 2024 M6 005672; and

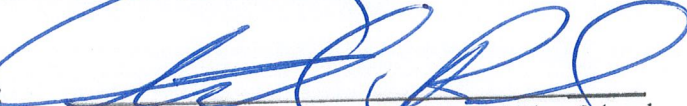
WHEREAS, after demolishing the structure, the City would lien the Property for the demolition costs; and

WHEREAS, in order to avoid the time and expense and to minimize further financial losses to the parties and to expedite the orderly transfer of ownership of the Property from the Owner to the City, the parties agree to convey the Property to the City in lieu of foreclosure, subject to the terms and conditions set forth herein.

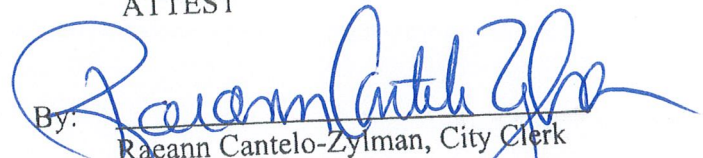
NOW THEREFORE, in consideration of the mutual promises and covenants herein

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals on this Agreement, as herein provided, and this Agreement shall be in full force and effect on the Effective Date herein above written.

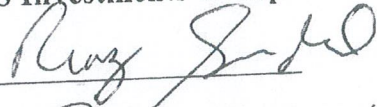
THE CITY OF BLUE ISLAND,

By: 
Fred Bilotto, Mayor of the City of Blue Island

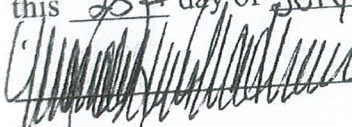
ATTEST

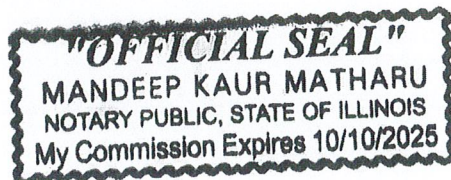
By: 
Raeann Cantelo-Zylman, City Clerk

OWNER, HRS Investments Group

Signature: 
Printed Name: RIAZ GONDAL

Subscribed and sworn to before me
this 25th day of July, 2024.


(Notary)



Dated this 25th day of July, 2024.

Riaz Gondal

Riaz Gondal on behalf of HRS Investment Group

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said Cook County, in the State aforesaid. DO HEREBY CERTIFY that Robert F. Jones, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged, he signed, sealed and delivered the said instrument, as the free and voluntary act of himself, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of JULY, 2024.

Commission expires 10,10, 2025

[Signature]
Notary Public



NAME AND ADDRESS OF PREPARER: COUNTY-ILLINOIS TRANSFER STAMPS:

Erin E. Blake, Esq.
Montana & Welch, LLC
11950 South Harlem Avenue, Suite 102
Palos Heights, Illinois 60463

EXEMPT UNDER PROVISIONS OF
35 ILCS 200/31-45 PARAGRAPH b
REAL ESTATE TRANSFER TAX LAW
DATE:

[Signature]
Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

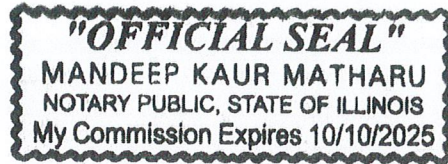
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent confirms that to the best of his knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 25, 2024

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said Riaz A Gondal this 25th day of July, 2024



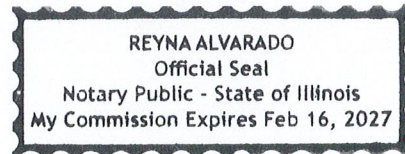
Notary Public: [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 13, 2024

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said Fred Bilotto this 13th day of August, 2024



Notary Public: Reyna Alvarado

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT, SIXTH DISTRICT

THE CITY OF BLUE ISLAND, an Illinois municipal corporation,
Plaintiff,

Case No. 2024 6 005672

HRS INVESTMENTS GROUP, LLC,
MEMBERS OF THE LLC GROUP – RIAZ
GONDAL, CURTIS HILL, CITY OF CHICAGO,
UNKNOWN OWNERS
And NON-RECORD CLAIMANTS,
Defendants.

2056 139th Street
Blue Island, Illinois 60406

Pin No. 29-06-110-005-0000

DISCLAIMER

Now Comes, Defendant, RIAZ GONDAL, and waives his rights under 65 ILCS 5/11-31-1(d) and any interest in the following described premises for the purpose of this abandonment complaint.

Commonly Known As: 2056 139th Street, Blue Island, Illinois 60406

PIN: 29-06-110-005-0000

Legal Description: THE SOUTH 190 FEET OF LOT 29 IN AUGUST SCHULT'S SUBDIVISION OF PART OF LOT 33 IN PETER ENGELLAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ADJOINING PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF WABASH ROAD (EXCEPT THAT PART, IF ANY, OCCUPIED OR USED BY RAILROAD), IN COOK COUNTY, ILLINOIS.

Subscribed and Sworn to before me
this 20th day of July, 2024.

Defendant, Riaz Gondal

[Handwritten signature]

By: *[Handwritten signature]*

Printed Name: RIAZ GONDAL

