



Sen. Michael E. Hastings

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10300HB5078sam004

LRB103 38280 AWJ 74249 a

1 AMENDMENT TO HOUSE BILL 5078

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 5078, AS AMENDED,  
3 by replacing everything after the enacting clause with the  
4 following:

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

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

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

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

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

14 Section 10. Tinley Park Mental Health Center and the Howe  
15 Developmental Center. Pursuant to the provisions and subject  
16 to all of the terms and conditions of this Act, the Director,

1 on behalf of the State of Illinois, is authorized to execute  
2 and deliver to TPPD, for and in consideration of \$1 paid to the  
3 Department, a quitclaim deed to the following described real  
4 property and a quitclaim bill of sale to all the existing  
5 tangible personal property on the real property, and such  
6 ancillary documents as the Department deems appropriate, for  
7 fully and properly effectuating a transfer to TPPD of the  
8 title to the Tinley Park Mental Health Center and Howe  
9 Developmental Center, described as follows:

10 PARCEL 1

11 THAT PART OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST  
12 OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE  
13 SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC  
14 RAILROAD,

15 [EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

16 THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID  
17 SECTION 36 LYING SOUTH OF THE CENTERLINE OF THE NORTH  
18 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; ALSO THAT  
19 PART OF THE SOUTH 46 ACRES OF THE EAST HALF OF THE  
20 SOUTHWEST QUARTER OF SAID SECTION 36, LYING SOUTH AND WEST  
21 OF THE CENTERLINE OF THE NORTH BRANCH OF THE FLOSSMOOR  
22 ROAD DRAINAGE DITCH;

1 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS  
2 FOLLOWS:

3 THAT PART OF THE WEST 1900 FEET OF THE SOUTHWEST QUARTER OF  
4 SAID SECTION 36 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF  
5 WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD  
6 (COMMONLY KNOWN AS THE METRA LINE) AND LYING NORTHERLY OF  
7 THE CENTERLINE OF THE NORTHERN TRIBUTARY TO THE UNION  
8 DRAINAGE DITCH;

9 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS  
10 FOLLOWS:

11 THAT PART OF THE WEST 1900 FEET OF THE NORTHWEST QUARTER OF  
12 SAID SECTION 36 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF  
13 WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD  
14 (COMMONLY KNOWN AS THE METRA LINE);

15 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS  
16 FOLLOWS:

17 THAT PART OF THE SOUTH HALF OF SAID SECTION 36, DESCRIBED  
18 AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID  
19 SECTION 36; THENCE EAST 573.67 FEET ALONG THE SOUTH LINE  
20 OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 36; THENCE

1 NORTH 859.00 FEET ALONG A LINE PERPENDICULAR TO THE  
2 AFORESAID SOUTH LINE; THENCE WEST 171.00 FEET; THENCE  
3 NORTH 320.50 FEET; THENCE EAST 171.00 FEET; THENCE NORTH  
4 527.71 FEET; THENCE NORTH 66 DEGREES 16 MINUTES 51 SECONDS  
5 WEST 843.97 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 16  
6 SECONDS WEST 589.16 FEET; THENCE SOUTH 60 DEGREES 58  
7 MINUTES 55 SECONDS WEST 279.95 FEET; THENCE SOUTH ALONG A  
8 LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST  
9 QUARTER OF THE AFORESAID SECTION 36, 2427.91 FEET TO SAID  
10 SOUTH LINE; THENCE EAST 726.33 FEET TO THE POINT OF  
11 BEGINNING;

12 ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC  
13 ROADWAY BY PLAT OF DEDICATION RECORDED AS DOCUMENT  
14 0633315190. DESCRIBED AS FOLLOWS:

15 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36:  
16 THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES  
17 07 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE  
18 SOUTH HALF OF SAID SECTION 36, A DISTANCE OF 70 FEET TO THE  
19 POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 07  
20 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED LINE A  
21 DISTANCE OF 3446.28 FEET TO THE CENTERLINE OF THE NORTH  
22 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; THENCE NORTH  
23 57 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID  
24 CENTERLINE A DISTANCE OF 94.02 FEET TO A POINT ON A LINE

1 DRAWN 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF  
2 SAID SECTION 36; THENCE NORTH 89 DEGREES 07 MINUTES 35  
3 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF  
4 3296.21 FEET TO A POINT; THENCE NORTH 43 DEGREES 52  
5 MINUTES 32 SECONDS EAST, A DISTANCE OF 98.61 FEET TO A  
6 POINT ON THE WEST LINE OF THE EAST 70 FEET OF AFORESAID  
7 SECTION 36; THENCE SOUTH 01 DEGREES 22 MINUTES 32 SECONDS  
8 EAST ALONG SAID WEST LINE OF THE EAST 70 FEET, A DISTANCE  
9 OF 120 FEET TO THE POINT OF BEGINNING;

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

12 PARCEL 2

13 THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 36  
14 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
15 DESCRIBED AS FOLLOWS:

16 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36;  
17 THENCE EAST 573.67 FEET ALONG THE SOUTH LINE OF THE  
18 SOUTHEAST QUARTER OF AFORESAID SECTION 36; THENCE NORTH  
19 859.00 FEET ALONG A LINE PERPENDICULAR TO THE AFORESAID  
20 SOUTH LINE; THENCE WEST 171.00 FEET; THENCE NORTH 320.50  
21 FEET; THENCE EAST 171.00 FEET; THENCE NORTH 527.71 FEET;  
22 THENCE NORTH 66 DEGREES 16 MINUTES 51 SECONDS WEST 843.97

1 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 16 SECONDS WEST  
2 589.16 FEET; THENCE SOUTH 60 DEGREES 58 MINUTES 55 SECONDS  
3 WEST 279.95 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR  
4 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE  
5 AFORESAID SECTION 36, 2427.91 FEET TO SAID SOUTH LINE;  
6 THENCE EAST 726.33 FEET TO THE POINT OF BEGINNING;

7 [EXCEPTING THEREFROM THAT PORTION LYING SOUTH AND WEST OF  
8 THE CENTERLINE OF THE NORTH BRANCH OF THE FLOSSMOOR ROAD  
9 DRAINAGE DITCH;

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

23 AND ALSO EXCEPTING THEREFROM THAT PORTION FALLING WITHIN

1 THE FOLLOWING DESCRIBED LAND WHICH WAS DEDICATED FOR  
2 PUBLIC ROADWAY BY PLAT OF DEDICATION RECORDED AS DOCUMENT  
3 0633315190, DESCRIBED AS FOLLOWS:

4 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;  
5 THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES  
6 07 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE  
7 SOUTH HALF OF SAID SECTION 36, A DISTANCE OF 70 FEET TO THE  
8 POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 07  
9 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED LINE A  
10 DISTANCE OF 3446.28 FEET TO THE CENTERLINE OF THE NORTH  
11 BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH; THENCE NORTH  
12 57 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID  
13 CENTERLINE A DISTANCE OF 94.02 FEET TO A POINT ON A LINE  
14 DRAWN 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF  
15 SAID SECTION 36; THENCE NORTH 89 DEGREES 07 MINUTES 35  
16 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF  
17 3296.21 FEET TO A POINT; THENCE NORTH 43 DEGREES 52  
18 MINUTES 32 SECONDS EAST, A DISTANCE OF 98.61 FEET TO A  
19 POINT ON THE WEST LINE OF THE EAST 70 FEET OF AFORESAID  
20 SECTION 36; THENCE SOUTH 01 DEGREES 22 MINUTES 32 SECONDS  
21 EAST ALONG SAID WEST LINE OF THE EAST 70 FEET, A DISTANCE  
22 OF 120 FEET TO THE POINT OF BEGINNING] IN COOK COUNTY,  
23 ILLINOIS.

24 Section 15. Transfer to TPPD.

1           (a) The corporate authorities of the TPPD, situated in  
2 Cook and Will Counties, have determined that it is in the best  
3 interest of TPPD and its residents to acquire the presently  
4 unoccupied and unused combined campuses of the Tinley Park  
5 Mental Health Center and Howe Developmental Center,  
6 hereinafter referred to collectively as the Combined Campuses,  
7 including not only the land but also the several dozen  
8 existing structures, the existing utility facilities and other  
9 improvements above, at or below grade level, and all existing  
10 tangible personal property there, which Combined Campuses are  
11 presently owned by the State of Illinois, and for TPPD to  
12 pursue a redevelopment of that property.

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

26           (c) Each of the documents of transfer shall state on its



1 face and be subject to the conditions that the Property (i)  
2 shall be used for public purposes only, including recreation  
3 and conservation, and (ii) shall not be used for the purpose of  
4 gambling authorized by the Illinois Horse Racing Act of 1975  
5 or the Illinois Gambling Act, and the documents of transfer  
6 shall each contain a reverter clause providing, in language  
7 prepared by and acceptable to the Department, that title to  
8 the Property shall revert, without further action, to the  
9 State of Illinois if:

10 (1) the Property is used for any purpose other than a  
11 public purpose;

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

14 (3) TPPD or any of its agents allow the property to be  
15 used for the purpose of gambling authorized by the  
16 Illinois Horse Racing Act of 1975 or the Illinois Gambling  
17 Act.

18 Section 20. Execution by TPPD; document recording. The  
19 transfer of title authorized under this Act shall be by  
20 quitclaim deed and quitclaim bill of sale, which shall be  
21 prepared by the Department so that the transfer is on an "AS  
22 IS", "WHERE IS", and "WITH ALL FAULTS" basis as of the date of  
23 sale, without any representation by the State of Illinois to  
24 TPPD, or any persons and entities whatsoever, as to Property's  
25 condition or fitness for any purpose. Both the deed and bill of

1 sale shall be executed by TPPD as grantee in order to confirm  
2 the TPPD's undertakings to abide by the requirements in this  
3 Act and TPPD's agreement to timely and fully perform its  
4 obligations as set forth in this Act. All documents of  
5 transfer shall be recorded in the county in which the Property  
6 is located.

7 Section 99. Effective date. This Act takes effect upon  
8 becoming law.".