

**NOTICE OF SALE**  
**OF PROPERTY OWNED BY THE CITY OF ROCK FALLS**  
**AND INVITATION TO BID THEREON**

PLEASE TAKE NOTICE that the corporate authorities of the City of Rock Falls, Whiteside County, Illinois, will receive sealed bids for the purchase, under the successful bid, of the fee simple interest in the following real property:

Lot Twenty-one (21) in Block "D" in Woodworth's Subdivision in the City of Rock Falls, Whiteside County, Illinois, situated in the County of Whiteside and the State of Illinois, according to the Plat recorded July 22, 1874 in Plat Book 3 page 11;

PIN #11-27-126-006;

which property is generally located at 215 Avenue C, Rock Falls, IL 61071. The property is improved with a single family residence.

Sealed bids for the purchase of the aforesaid interest in the property are hereby invited and will be received by the City of Rock Falls at City Hall, 603 W. 10<sup>th</sup> Street, Rock Falls, Illinois, 61071 between the hours of 8:00 A.M. and 5:00 P.M., and until 2:00 P.M. on the date specified for the opening of bids. Said proposals shall be addressed to:

Mayor and City Council  
City of Rock Falls  
c/o City Clerk  
603 W. 10<sup>th</sup> Street  
Rock Falls, Illinois 61071

and shall bear the legend "PROPOSAL – SALE OF REAL PROPERTY – 215 AVENUE C" and the name and address of the bidder.

All bids received will be publicly opened and read aloud on January 21, 2020 at the regularly scheduled Rock Falls City Council meeting. No bids less than \$ 6,000.00 shall be considered or accepted by the City.

A contract may be awarded to the highest bidder found to be in the best interests of the City of Rock Falls. The City reserves the right to reject any and all bids and to waive any informalities or irregularities in the bidding. The City further reserves the right to review and study any and all bids and to make a contract award within thirty (30) days after the bids have been opened and publicly read. All bids received shall be signed by the bidder, shall be in the form of the bid documents as provided for herein, and each such bid shall constitute an offer to the City to purchase the property, which offer shall be irrevocable and remain open for a period of not less than thirty (30) days following the opening on January 21, 2020.

The contract awarded to the successful bidder, if any, requires payment in full at the date of closing. The contract further provides that the sale of the property is on an "as is" basis with no warranties of habitability or fitness for purpose and no warranty of the usability or condition of any of the components or any part of the property, and that the deed to the property is to be deposited in

escrow until the property has been determined by inspection to be in full compliance with all building codes of the City of Rock Falls. The successful bidder shall cause the exterior of the property, and all deficiencies and violations of codes thereon, to be placed in full compliance with the Building and Property Maintenance Codes of the City on or before one (1) year from the date of the contract, and the interior of the property shall be in full compliance on or before two (2) years from said date. The successful bidder shall further cause the demolition of the garage to the property on or before six (6) months from the date of the contract. Notwithstanding the foregoing, in the alternative, the successful bidder may choose to demolish the entirety of the existing structure and construct a new residential structure upon the premises, to be constructed in full compliance with building and property maintenance codes of the City, said demolition to be completed on or before ninety (90) days from the date of the contract. The successful bidder shall be required to post a demolition completion bond in favor of the City of Rock Falls, in the amount of Twenty Thousand and no/100 Dollars (\$20,000.00), to assure the timely and complete demolition of the existing structure within ninety (90) days, in the event the successful bidder chooses the alternative of constructing a new residence on the subject premises. Upon failure of the bidder to comply with the contract, the City may, at its option, file an action seeking to forfeit the interest of the bidder in the property and to retain the purchase price as damages to be incurred by the City in placing the property into compliance. The successful bidder, if any, will be required to enter into the described contract with the City of Rock Falls. Nothing in this notice shall constitute a waiver or alteration of all or any portion of the described contract.

Copies of the bidding documents, including the contract for the purchase of the property may be obtained at the office of the Building Official of the City of Rock Falls.

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City Clerk  
City of Rock Falls