



DocId:8005374

Tx:4003921

MEG A SYBERT - CLERK/RECORDER

BOND COUNTY, ILLINOIS

173327

PAGES: 12

REC FEE: 50.00

JUNY FEE: 10.00

RHSP FEE: 10.00

05/27/2022 10:14 AM

**STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE**

---

**ORDINANCE NO. 3271**

**AN ORDINANCE AUTHORIZING AN EXCHANGE OF  
REAL ESTATE BETWEEN THE CITY OF GREENVILLE  
AND GREENVILLE UNIVERSITY**

---

**ADOPTED BY THE  
CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 18<sup>th</sup> DAY OF MAY, 2022**

---

Published in pamphlet form by authority of the City Council of the City of Greenville, Bond  
County, Illinois, this 18<sup>th</sup> day of May, 2022.

**STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE**

**ORDINANCE NO. 3271**

**AN ORDINANCE AUTHORIZING AN EXCHANGE OF REAL ESTATE BETWEEN  
THE CITY OF GREENVILLE AND GREENVILLE UNIVERSITY.**

WHEREAS, 65 ILCS 5/11-76.2-1 and 76.2-2 state as follows:

**65 ILCS 5/11-76.2-1:**

A public hearing on a proposal to exchange real estate shall be held, pursuant to a 3/4 vote of the members of the corporate authorities of a municipality then holding office. No exchange of real estate shall be made unless such a public hearing is held prior to the agreement being entered into.

**65 ILCS 5/11-76.2-2**

Upon action being duly adopted pursuant to Section 11-76.2-1 above, a public hearing shall be held by the corporate authorities at a time and place to be designated by them upon such proposal, pursuant to notice of public hearing duly published in a newspaper of general circulation published in said municipality or if no such newspaper is so published then in a newspaper published in the county in which said municipality is wholly or partially situated that has a general circulation in said municipality. Said notice shall be so published not less than 15 days nor more than 30 days prior to the date of the hearing; and shall set forth a legal description of the property or properties to be so exchanged, as well as the property or properties that the municipality is to receive through such exchange, and the proposed terms and conditions otherwise of such exchange.

WHEREAS, by a unanimous vote on April 26, 2022 the city council authorized publication of a notice of public hearing, copy attached as Exhibit A, with said hearing being held on May 18, 2022 at 6 pm.

**WHEREAS**, the parcels contemplated to be exchanged between the City of Greenville and Greenville University are of comparable value and necessary to serve economic development and public purposes.

**WHEREAS**, it is in the best interest of the City of Greenville that said variance be granted.

**NOW, THEREFORE, LET IT BE ORDAINED** by the Mayor and the City Council of the City of Greenville as follows:

**SECTION 1-GENERAL STATEMENT:** The City of Greenville shall exchange the parcel contained on the attached deed (Exhibit B) for the parcel contained on the attached deed (Exhibit C) That the mayor is hereby authorized to execute said deed to Greenville University.

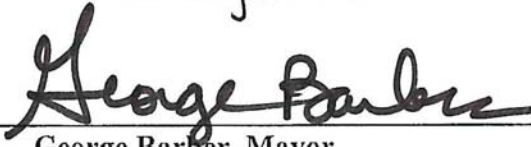
**SECTION 2-REPEAL:** All prior Ordinances which are inconsistent with the provisions of this Ordinance are also hereby repealed.

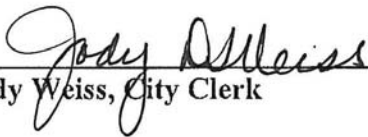
**SECTION 3-SAVINGS PROVISIONS:** In the event any section, subsection, sentence or phrase of this Ordinance should be declared invalid, all other provisions hereof shall not be affected by such invalidity and shall remain in full force and effect.

**SECTION 4-EFFECTIVE DATE:** This Ordinance shall become in full force and effect from and upon its passage.

Adopted this 18<sup>th</sup> day of May, 2022 at a regular meeting of the City of Greenville's City Council with a quorum present upon a vote of the Board as follows:

Bill Carpenter: aye  
Kyle Littlefield: aye  
Ivan Estevez: aye  
Lisa Stephens: aye

  
George Barber, Mayor

ATTEST:   
Jody Weiss, City Clerk

Prepared By:  
**PATRICK F. SCHAUFELBERGER**  
Reg. No. 06209949  
THE

**SCHAUFELBERGER**  
**LAW OFFICES, LTD.**

107 South Fourth Street  
Vandalia, IL 62471-2899

PFS/klh

Telecopier: (618) 283-1413 - Telephone: (618) 283-1411

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

CERTIFICATE

I, Jody Weiss, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on May 18, 2022, the Corporate Authorities of such municipality passed and approved Ordinance No. 3271, entitled:

“ AN ORDINANCE AUTHORIZING AN EXCHANGE OF REAL ESTATE BETWEEN THE CITY OF GREENVILLE AND GREENVILLE UNIVERSITY ”

Dated at Greenville, Illinois, this 18<sup>th</sup> day of May, 2022.

{SEAL}

Jody Weiss  
Jody Weiss, City Clerk

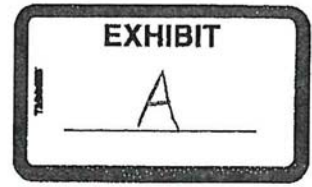
Prepared By:  
PATRICK F. SCHAUFELBERGER  
Reg. No. 06209949  
THE

SCHAUFELBERGER  
LAW OFFICES, LTD.

107 South Fourth Street  
Vandalia, IL 62471-2899

PFS/klh

Telecopier: (618) 283-1413 - Telephone: (618) 283-1411



**CITY OF GREENVILLE, ILLINOIS**  
**404 South Third Street**  
**Greenville, IL 62246**

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Greenville will conduct a public hearing, at Greenville Municipal Building at 404 South Third Street, Greenville, IL 62246 on Wednesday, May 18, 2022 at 6:00 pm. The purpose of this hearing is to provide an opportunity for public input regarding the consideration to exchange the following real estate:

A. a conveyance by the City of Greenville to Greenville University of real estate described as follows:

**That part of the west half of vacated North 1<sup>st</sup> Street per Ordinance Number 3267 as recorded in Document Number 173054 in the Bond County, Illinois Recorder's Office records, located northerly of East College Avenue and contiguous with Lots 27 and 16 in the Original Town (now City) of Greenville, as recorded in Book "E", page 121 of the said Recorder's Office records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:**

**Beginning at the southeast corner of said Lot 27; thence on an assumed bearing of North 01 degrees 03 minutes 51 seconds West on the east lines of said Lots 27 and 16, a distance of 112.09 feet; thence North 88 degrees 56 minutes 09 seconds East, a distance of 24.75 feet to the centerline of said vacated North 1<sup>st</sup> Street; thence South 01 degrees 03 minutes 51 seconds East on said centerline, 111.88 feet to the south line of said vacated North 1<sup>st</sup> Street; thence South 88 degrees 26 minutes 44 seconds West on said south line, 24.75 feet to the Point of Beginning.**

**Containing 2,722 square feet or 0.0636 acre, more or less.**

**That part of Lots 27 and 16 in the Original Town (now City) of Greenville, as recorded in Book "E", Page 121 of the Bond County, Illinois Recorder's Office Records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:**

**Beginning at the southeast corner of said Lot 27; thence on an assumed bearing**

of South 89 degrees 00 minutes 02 seconds West on the south line of said Lot 27, a distance of 26.00 feet to the southeast corner of a tract of land described in the Warranty Deed to Uppercuts, LTD. as recorded in Book 3, Page 162 in said Recorder's Office; thence North 01 degrees 03 minutes 51 seconds West on the east line of said Uppercuts, LTD. tract and the northerly extension thereof, 112.06 feet; thence North 88 degrees 56 minutes 09 seconds East, 26.00 feet to the east line of said Lot 16; thence South 01 degrees 03 minutes 51 seconds East on said east line and the east line of said Lot 27, a distance of 112.09 feet to the Point of Beginning.

Containing 2,914 square feet or 0.0669 acre, more or less.

**IN EXCHANGE FOR:**

B. a conveyance by Greenville University to the City of Greenville of real estate described as follows:

That part of the east half of vacated North 1<sup>st</sup> Street per Ordinance Number 3267 as recorded in Document Number 173054 in the Bond County, Illinois Recorder's Office records, located southerly of East Oak Street and contiguous with Lots 1, 14, and 15 in the Original Town (now City) of Greenville, as recorded in Book "E", Page 121 of said Recorder's Office records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:

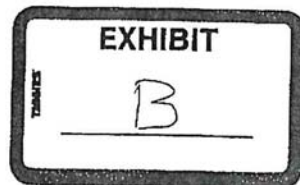
Beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 01 degrees 03 minutes 51 seconds East on the west lines of said Lots 1, 14, and 15, a distance of 151.90 feet, thence South 88 degrees 56 minutes 09 seconds West, 24.75 feet to the centerline of said vacated North 1<sup>st</sup> Street; thence North 01 degrees 03 minutes 51 seconds West on said centerline, 151.81 feet to the north line of said vacated North 1<sup>st</sup> Street; thence North 88 degrees 44 minutes 40 seconds East on said north line, 24.75 feet to the Point of Beginning.

Containing 3,758 square feet or 0.0863 acre, more or less.

City of Greenville

by Jody Weiss  
Jody Weiss, City Clerk

RECORDER'S SPACE



[DO NOT PUBLISH]

# WARRANTY DEED

THE GRANTOR, CITY OF GREENVILLE, an Illinois Municipal Corporation, of 404 S. Third Street, Greenville, Illinois 62246, FOR AND IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATION AND TEN (\$10.00) DOLLARS, IN HAND PAID AND ACKNOWLEDGED RECEIVED, CONVEYS AND WARRANTS TO THE GRANTEE, GREENVILLE COLLEGE d/b/a GREENVILLE UNIVERSITY, an Illinois Not-for-Profit Corporation, of 300 W. College, Greenville, Illinois 62246, REAL ESTATE SITUATED IN BOND COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

That part of the west half of vacated North 1<sup>st</sup> Street per Ordinance Number 3267 as recorded in Document Number 173054 in the Bond County, Illinois Recorder's Office records, located northerly of East College Avenue and contiguous with Lots 27 and 16 in the Original Town (now City) of Greenville, as recorded in Book "E", page 121 of the said Recorder's Office records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:

Beginning at the southeast corner of said Lot 27; thence on an assumed bearing of North 01 degrees 03 minutes 51 seconds West on the east lines of said Lots 27 and 16, a distance of 112.09 feet; thence North 88 degrees 56 minutes 09 seconds East, a distance of 24.75 feet to the centerline of said vacated North 1<sup>st</sup> Street; thence South 01 degrees 03 minutes 51 seconds East on said centerline, 111.88



feet to the south line of said vacated North 1<sup>st</sup> Street; thence South 88 degrees 26 minutes 44 seconds West on said south line, 24.75 feet to the Point of Beginning.

Containing 2,722 square feet or 0.0636 acre, more or less.

That part of Lots 27 and 16 in the Original Town (now City) of Greenville, as recorded in Book "E", Page 121 of the Bond County, Illinois Recorder's Office Records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:

Beginning at the southeast corner of said Lot 27; thence on an assumed bearing of South 89 degrees 00 minutes 02 seconds West on the south line of said Lot 27, a distance of 26.00 feet to the southeast corner of a tract of land described in the Warranty Deed to Uppercuts, LTD. as recorded in Book 3, Page 162 in said Recorder's Office; thence North 01 degrees 03 minutes 51 seconds West on the east line of said Uppercuts, LTD. tract and the northerly extension thereof, 112.06 feet; thence North 88 degrees 56 minutes 09 seconds East, 26.00 feet to the east line of said Lot 16; thence South 01 degrees 03 minutes 51 seconds East on said east line and the east line of said Lot 27, a distance of 112.09 feet to the Point of Beginning.

Containing 2,914 square feet or 0.0669 acre, more or less.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THIS STATE.

This conveyance is subject to all covenants, restrictions, reservations and easements appearing of record.

The Grantee shall pay any and all real estate taxes when due.

Grantor certifies that this conveyance is exempt from real estate transfer tax under the provisions of 35 ILCS 200/31-45(b).

DATED: May 18, 2022.

CITY OF GREENVILLE,  
a Municipal Corporation

BY: George Barber  
GEORGE BARBER, MAYOR

ATTEST: Jody Weiss  
JODY WEISS, CITY CLERK

ACKNOWLEDGEMENT

STATE OF ILLINOIS - COUNTY OF BOND } SS

This instrument was acknowledged before me on the 18<sup>th</sup> day of May, 2022, by George Barber, Mayor, and Jody Weiss, City Clerk, of City of Greenville, a Municipal Corporation, of 404 S. Third Street, Greenville, Illinois 62246.



Melissa Bohannon  
NOTARY PUBLIC

MAIL 2021 PAYABLE IN 2022 & SUBSEQUENT TAX BILLS TO:  
GREENVILLE UNIVERSITY  
300 W. College  
Greenville, Illinois 62246

Prepared By:  
PATRICK F. SCHAUFELBERGER  
Reg. No. 06209949  
T H E

SCHAUFELBERGER

L A W O F F I C E S, L T D.

107 South Fourth Street  
Vandalia, IL 62471-2899

PFS/klh

Telecopier: (618) 283-1413 - Telephone: (618) 283-1411

EXHIBIT

TRIMARK

C

RECORDER'S SPACE

[DO NOT PUBLISH]

# WARRANTY DEED

THE GRANTOR, GREENVILLE COLLEGE d/b/a GREENVILLE UNIVERSITY, an Illinois Not-for-Profit Corporation, of 300 W. College, Greenville, Illinois 62246 FOR AND IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATION AND TEN (\$10.00) DOLLARS, IN HAND PAID AND ACKNOWLEDGED RECEIVED, CONVEYS AND WARRANTS TO THE GRANTEE, CITY OF GREENVILLE, an Illinois Municipal Corporation, of 404 S. Third Street, Greenville, Illinois 62246, REAL ESTATE SITUATED IN BOND COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

That part of the east half of vacated North 1<sup>st</sup> Street per Ordinance Number 3267 as recorded in Document Number 173054 in the Bond County, Illinois Recorder's Office records, located southerly of East Oak Street and contiguous with Lots 1, 14, and 15 in the Original Town (now City) of Greenville, as recorded in Book "E", Page 121 of said Recorder's Office records, located in Section 10, Township 5 North, Range 3 West of the Third Principal Meridian, Bond County, Illinois, described as follows:

Beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 01 degrees 03 minutes 51 seconds East on the west lines of said Lots 1, 14, and 15, a distance of 151.90 feet, thence South 88 degrees 56 minutes 09 seconds West, 24.75 feet to the centerline of said vacated North 1<sup>st</sup> Street; thence North 01 degrees 03 minutes 51 seconds West on said centerline, 151.81

feet to the north line of said vacated North 1<sup>st</sup> Street; thence North 88 degrees 44 minutes 40 seconds East on said north line, 24.75 feet to the Point of Beginning.

Containing 3,758 square feet or 0.0863 acre, more or less.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THIS STATE.

This conveyance is subject to all covenants, restrictions, reservations and easements appearing of record.

The Grantee shall pay any and all real estate taxes when due.

Grantor certifies that this conveyance is exempt from real estate transfer tax under the provisions of 35 ILCS 200/31-45(b).

DATED: 5-25, 2022.

GREENVILLE UNIVERSITY

BY:   
SUZANNE DAVIS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS - COUNTY OF BOND } SS

This instrument was acknowledged before me on the 25<sup>th</sup> day of May, 2022, by Suzanne Davis, President, of Greenville University, of 300 W. College, Greenville, Illinois 62246.



  
NOTARY PUBLIC

MAIL 2021 PAYABLE IN 2022 & SUBSEQUENT TAX BILLS TO:  
CITY OF GREENVILLE  
404 S. 3<sup>rd</sup> St.  
Greenville, Illinois 62246