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RETURN TO:

EW

**CITY CLERK
CITY OF TROY
116 E. MARKET
TROY, IL 62294**

2022R07070
STATE OF ILLINOIS
MADISON COUNTY
03/01/2022 11:32 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 16

CITY OF TROY

50.00 CTY

ORDINANCE NO. 2022 – 04

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE
AND PRE-ANNEXATION AGREEMENT**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 22nd DAY OF FEBRUARY 2022**

Published in pamphlet form by the authority of the City Council of the City of Troy, Madison
County, Illinois, this 22nd day of February, 2022.

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ORDINANCE NO. 2022-04

AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE
AND PRE-ANNEXATION AGREEMENT

WHEREAS, it is in the best interest of the City of Troy ("City"), Madison County, Illinois, to enter into an Agreement for Water Service and Pre-Annexation pertaining to the property owned by Diwan Bhathal and Brenda Wilson, (Lot 70 in Oakland Hills; PPID 10-2-16-34-03-302-042), and commonly known as 225 Michael Drive, Troy, Illinois 62294; and

WHEREAS, an Agreement for Water Service and Pre-Annexation has been drafted, a copy of which is attached hereto and incorporated herein; and

WHEREAS, the Petitioner is described in the aforesaid Agreement and/or the legal owner of record of the territory which is the subject of said Agreement is ready, willing, and able to enter said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the City did, on the 22nd day of February, 2022, hold and conduct a public hearing pursuant to notice and statute; and

WHEREAS, all other statutory requirements set forth by 65 ILCS 5/11 pertaining to Annexation Agreements have been met.

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Troy, Illinois, County of Madison, State of Illinois, as follows:

SECTION 1: That the Mayor is hereby authorized and directed to execute the Agreement for Water Service and Pre-Annexation and the City Clerk is authorized and directed to attest the same and affix thereto the Corporate Seal of the City.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council on the 22nd day of February, 2022 by a vote of at least two-thirds of the corporate authorities of the City of Troy, Illinois.

Aldermen:

Dan Dawson

AYE

Sam Italiano

AYE

Ayes:

7

Tim Flint

AYE

Debbie Knoll

AYE

Nays:

0

Elizabeth Hellrung

AYE

Tony Manley

ABSENT

Absent:

1

Nathan Henderson

AYE

Troy Turner

AYE

Abstain:

0

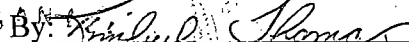
APPROVED:

By:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: 
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

225 Michael Dr



Date: 1/18/2022
Time: 10:14:28 AM



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PRE-ANNEXATION REQUIREMENTS

Petitioners Must Furnish All of the Following Information with Their Agreement for Water Service and Pre-annexation

- 1) Full names, addresses and phone numbers of **ALL** owners of record. *Please note all owners are required to sign the agreement.*
☐ If property is owned by a corporation, a resolution from the corporation authorizing named individuals to sign the agreement is required.
☐ If the Petitioner is involved in a partnership, all partners are required to sign the agreement.
- 2) A copy of the most recent warranty deed or quit claim deed as evidence demonstrating the owners of record.
- 3) Proper legal description.
- 4) Map of property. *(This will be furnished by the City.)*

Initial water service will be provided upon receipt of completed application for water service. In order for water service to be continued Petitioners have until 11/17/2021 to return the attached "Agreement for Water Service and Pre-annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water service will be discontinued until such time as the completed agreement is returned to the City.

We, the undersigned property owner(s), agree to the foregoing and agree to provide the City of Troy with a completed Agreement for Water Service and Pre-Annexation along with required documentation by 11/17/2021.

Property Address: 225 Michael Dr

Signed: D. P. Bhatt
(Property Owner)

Dated: 10-14-2021

Signed: Blilgo
(Property Owner)

Dated: 10/14/2021

Accepted by: JD
(City of Troy Representative)

CITY OF TROY, ILLINOIS

AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

This Agreement made by and between the City of Troy, Illinois, a municipal corporation, hereinafter referred to as "City" and the undersigned owner(s), hereinafter referred to as "Petitioners".

WHEREAS, Petitioners are the owner(s) of record of all lands within the territory legally described in Exhibit A, which is attached hereto and incorporated herein by reference, and

WHEREAS, Petitioners are desirous of obtaining water from the City and further desirous of annexing said territory to the City as soon as said annexation can be legally and practicably accomplished, all in order that Petitioners can obtain the benefit of various City services, including, but not limited to, police protection, snow removal, water and sewer services and others, and

WHEREAS, the described territory is not now contiguous to the boundaries of the City, thus precluding an immediate annexation of said territory, and

WHEREAS, the City is desirous of expanding its boundaries through annexation, and

WHEREAS, Petitioners have requested that the City execute this Agreement for Water Service and Pre-Annexation and commit itself to the terms and provisions hereof, and

WHEREAS, the Mayor and City Council of the City have determined that the future annexation of the above-referenced territory would benefit the City and its citizens and coincide with the long range planning and development goals of the City, and

WHEREAS, the City Council of the City did, on the 22nd day of February, 20 22, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 22nd day of February, 20 22, the corporate authorities of the City did by vote of 7 to 0, authorize its appropriate officials to execute said Agreement for Water Service and Pre-Annexation on behalf of the City.

NOW, THEREFORE, the parties to this Agreement do hereby mutually acknowledge and agree as follows:

1. That the City of Troy will permit the Petitioners to connect to the water system of the City at the place and at the manner determined by the Water and Sewer Superintendent upon payment of the required fee, charges and deposits.
2. That water will be furnished to Petitioners at the rate as may from time to time be established by the Mayor and City Council of the City.
3. That Petitioners will pay for water furnished by the City at the rates for water service furnished to properties outside the City limits as established by Ordinance as long as this Agreement remains in effect.
4. That the City assumes no liability for either the supply or the pressure of the water to be furnished to the Petitioners.
5. That Petitioners will provide, install and maintain at their own cost and expense all necessary easements, pipes and attachments from the point of tap-on, and the plans and specifications for said work and performance of the same shall be subject to the approval of and done to the satisfaction of the Director of Public Works of the City.
6. That Petitioners shall at no time permit any other person, corporation, partnership or other entity to attach to the pipe or pipes authorized herein.
7. That at such time in the future as the boundaries of the City become contiguous to the territory herein referenced, the undersigned Petitioners, for themselves, their heirs, successors and assigns, in consideration of the foregoing, and the furnishing of water hereunder, that they shall, upon written request of the City, petition the City for annexation and shall execute all documents necessary to effect that end, and the City, by its duly authorized representatives, shall thereupon act as to cause and effect said annexation through Ordinance or otherwise, pursuant to the Illinois Municipal Code, Section 7-1-8 as amended, or by any means or methods of annexation then available and authorized by law.
8. That Petitioners, for themselves, their heirs, successors and assigns, agree that at such time as annexation becomes possible, that Petitioners, for themselves, their heirs, successors and assigns, will be responsible to pay for preparation of the Petitions and all other documents needed to perfect the annexation, including reasonable attorney's fees and a fee for preparation of the annexation map.

9. That this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns, for a period of twenty (20) years from date hereof. This Agreement shall be subject to a request for renewal prior to expiration if Petitioners still require City water.
10. That this Agreement shall constitute a covenant running with the land and shall supersede all previous contracts or agreements between the parties hereto relative to water supply and annexation of Petitioner's property.
11. That upon the execution of the Agreement, a copy thereof, shall be caused to be filed in the office of the Recorder of Deeds, Madison County, Illinois, so as to put on notice any and all persons having an interest herein that this Agreement is intended to, and does in fact constitute a covenant running with the land and is thereby binding upon each of the undersigned, their heirs, agents, assigns, transferees, grantees, and successors.

N. P. Bhatta

Owner Signature

DIWAN BHATHAL
10-14-2021

Printed Name

10-14-2021

Date Signed

Brenda Wilson

Owner Signature

BRENDA WILSON

Printed Name

Oct 14, 2021

Date Signed

DATED this 14 day of October, 2021.
22nd February 22

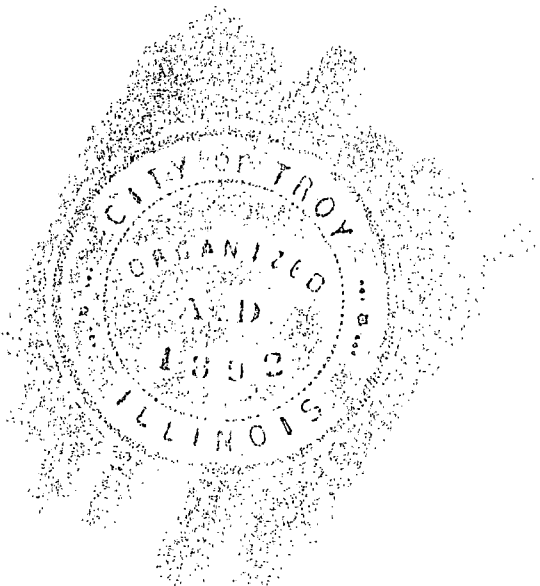
CITY OF TROY, ILLINOIS:

[Signature]

Mayor, City of Troy

[Signature]

City Clerk, City of Troy



WARRANTY DEED

137682

klk

THIS INDENTURE WITNESSETH, that the Grantors, MICHAEL J. BRUNTON AND SHARI M. BRUNTON, husband and wife, of the County of ST. CLAIR and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to BRENDA WILSON AND DIWAN SINGH BHATHAL,

whose address is:

not as tenants in common, but as JOINT TENANTS the following described real estate, to wit:

Lot 70 in Oak Land Hills, a subdivision according to the plat thereof recorded in Plat Cabinet 60 Page 8, (except coal and other minerals underlying said premises with the right to mine and remove same) in Madison County, Illinois.

Commonly known as: 225 Michael Dr., Troy, IL 62294

Permanent Parcel No. 10-2-16-34-03-302-042

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15 day of October, 2021.

Michael J. Brunton
MICHAEL J. BRUNTON

Shari M. Brunton
SHARI M. BRUNTON

STATE OF IL
COUNTY OF Madison) SS

I, the undersigned, a Notary Public in and for said county and state aforesaid, DO HEREBY CERTIFY THAT MICHAEL J. BRUNTON AND SHARI M. BRUNTON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and Notarial Seal this 15 day of October, 2021.



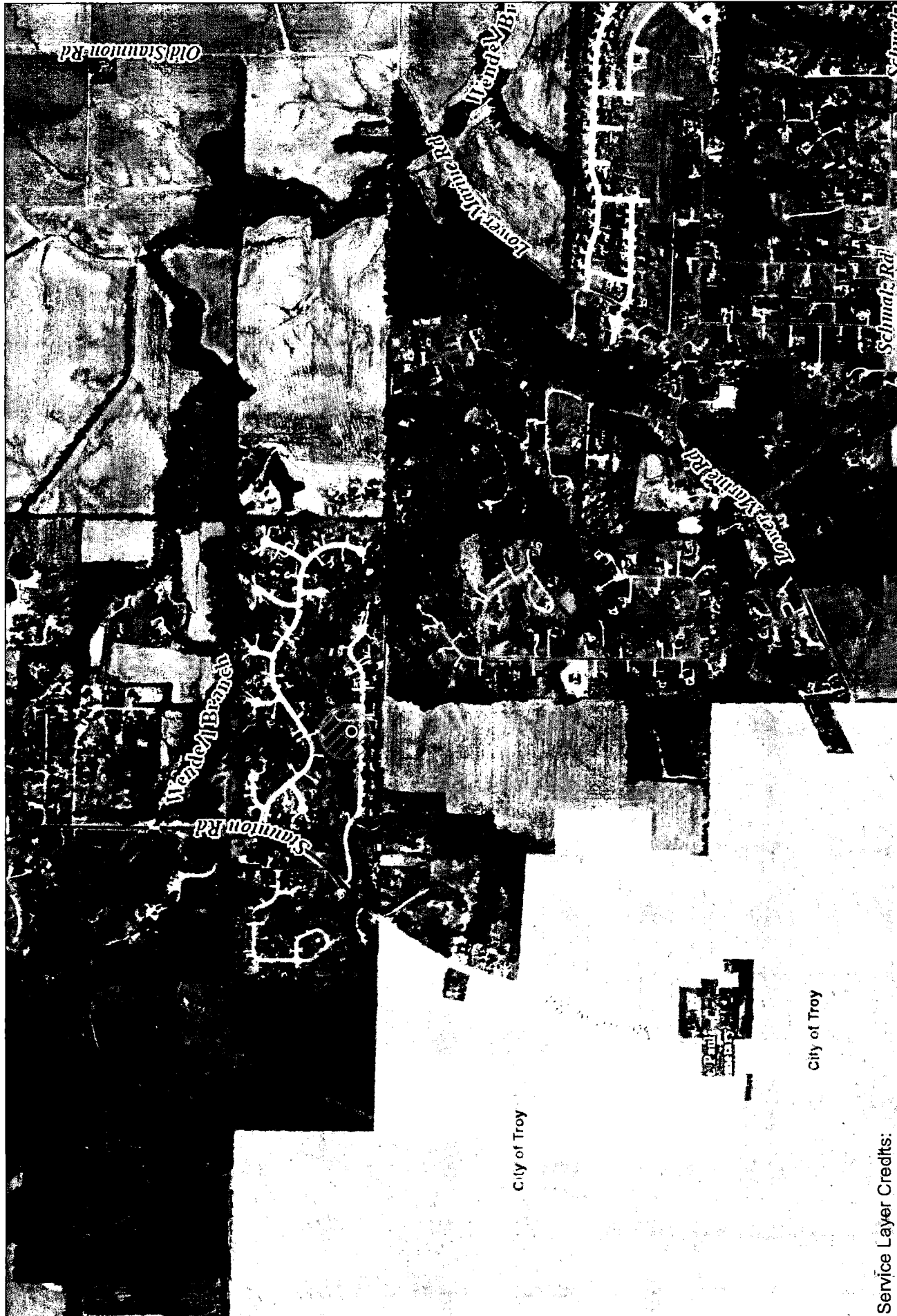
Anne R. Kelly
Notary Public

Return Document to:

Future Taxes To Grantee's Address:

This Instrument Prepared By:
Barbara L. Sherer, Attorney at Law
Attorney Registration # 06202620
205 N. Second Street, Suite 102
Edwardsville, Illinois 62025
618/692-6656

225 Michael Dr



Service Layer Credits:

Author: Madison County GIS

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Date: 2/8/2022
Time: 9:35:14 AM



225 Michael Dr



Date: 1/19/2022
Time: 10:14:28 AM



Author: Madison County GIS
Copyright: Madison County Government



Property Information		
Parcel Number 10-2-16-34-03-302-042	Site Address 225 MICHAEL DR TROY, IL 62294	Owner Name & Address WILSON, BRENDA 225 MICHAEL DR TROY, IL, 62294
Tax Year 2021 (Payable 2022) ▼		
Sale Status None	Neighborhood Code 0J68	Land Use 0431 - Single Family - Residential
Property Class 0040 - IMPROVED LOTS	Tax Code 063 - #2; TROY FIRE; TRI-TWP PARK	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township 10-PIN OAK	Acres 0.0000	Mailing Address
1977 Assessment 0	Lot Size	TIF Base Value 0
Legal Description OAK LAND HILLS LOT 70 140 X 246.45 IRR		

No Billing Information

Payment History				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2020	\$6,853.40	\$6,853.40	\$0.00	
2019	\$6,775.44	\$6,775.44	\$0.00	
2018	\$6,694.16	\$6,694.16	\$0.00	
Show 12 More				

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
Board of Review	19,340	81,380	0	0	0	100,720
S of A Equalized	19,340	81,380	0	0	0	100,720
Supervisor of Assessments	19,340	81,380	0	0	0	100,720
Township Assessor	19,340	81,380	0	0	0	100,720
Prior Year Equalized	19,340	81,380	0	0	0	100,720

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	5/13/2016	5/13/2016	3/17/2021		6,000	6,000

Market Land Valuation					
Property Class	Description	Type	Sq. Ft.	Calc. Acres	Deed Acres
RES - Residential	IRREGULAR LOT	IRREGULAR -	0	0.00	0.00

☒ Structure (1 of 1)

No Farmland Information

Parcel Owner Information

Name	Tax Bill	Address
BRENDA WILSON	Y	225 MICHAEL DR TROY, IL, 62294
DIWAN SINGH BHATHAL	N	225 MICHAEL DR TROY, IL, 62294

Sales History

Year	Document #	Sale Type	Sale Date	Notes	Sold By	Sold To	Price
2021	2021R44792	Valid Sale	10/25/2021		MICHAEL J AND SHARI M BRUNTON	BRENDA WILSON DIWAN SINGH BHATHAL	\$384,500.00
2016	2016R11533	Not Open Market	4/11/2016	TRANSFER ON DEATH INSTRUMENT	MICHAEL J AND SHARI M BRUNTON	MICHAEL J BURTON TRUST SHARI M BURTON TRUST	\$0.00
2015	2015R24303	Valid Sale	7/17/2015		ROBERT L SHARON D SIMONS	MICHAEL J AND SHARI M BRUNTON	\$298,000.00
2004	2004061804	Unknown	1/29/2004	Book: 04631 Page: 5381			\$0.00
2004	2004061805	Unknown	1/29/2004	Book: 04631 Page: 5384			\$290,000.00
2003	2003061803	Unknown	10/23/2003	Book: 04615 Page: 1760			\$0.00
1997	1997061802	Unknown	1/24/1997	Book: 04109 Page: 0484			\$0.00

No Taxing Bodies Information

Permits

Permit Number	Issue Date	Status	Description	Value
20041000115	6/17/2004	COMPLETE	RESIDENCE	150,000.00

☒ Legal Information

☒ Legal 1

Legal Description

OAK LAND HILLS LOT 70 140 X 246.45 IRR

Disclaimer

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NOTICE OF A PUBLIC HEARING

A Public Hearing will be held on Tuesday, February 22, 2022 at 7:10 p.m. at the City Hall Council Chambers, 116 E. Market St., Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by:

Diwan Bhathal and Brenda Wilson
225 Michael Dr.
Troy, IL 62234

At this time any and all proponents or opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: 1/31/2022
Media Notified: 1/31/2022

CERTIFICATION OF PUBLICATION

State of Illinois)
County of Madison)

THIS IS TO CERTIFY, that the notice which is a printed copy is hereto annexed, was published 1 times, once in each week for successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Troy, in said County and State, by Better Newspapers, INC and that the first insertion was made in the paper published on the 3rd day of February 2022 A.D., and the last in the paper published on the 3rd day of February 2022 A.D. and said the newspaper was regularly published for once a week.

Printer's Fees- \$

TIMES - TRIBUNE

By 

Troy, IL February 2nd 2022 A.D.

NOTICE OF A PUBLIC HEARING

A Public Hearing will be held on Tuesday, February 2022, at 7:10 p.m. at the City Hall Council Chambers, 116 E. Market St., Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by: **Diwan Bhathal and Brenda Wilson**

**225 Michael Dr.
Troy, IL 62234**

At this time any and all proponents or opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

**Linda Taake
Building & Zoning
Administrative Coordinator
2/3c**



Tuesday, February 22, 2022
Public Hearing Pre-Annexation of 225 Michael Drive

City of Troy
Public Hearing

The Meeting is held in the Council Chambers, City Municipal Building, 116 East Market Street, Troy, Illinois 62294
7:10pm

A. Agenda Items

1. Call to Order and Pledge of Allegiance
2. Roll Call in Alphabetical Order
3. Presentation and Discussion: Pre-Annexation of 225 Michael Drive (Permanent Parcel Number 10-2-16-34-03-302-042)
4. Request for Anyone Wishing to Speak During the Hearing to Sign In
5. Comments of Petitioner and/or Representative (or Attorney, if Present)
6. Public Comment
7. Discussion by the City Council
8. Adjournment

END OF DOCUMENT