



DocId:8812236

Tx:4561014

RETURN TO:

EW.

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

2022R20062
STATE OF ILLINOIS
MADISON COUNTY
06/14/2022 10:47 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15

CITY OF TROY

ORDINANCE 2022 - 15

50.00 CTY

AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE AND
PRE-ANNEXATION AGREEMENT (9 Rachael Court)

ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 6th DAY OF JUNE, 2022

[Signature]

ORDINANCE NO. 2022-15
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 Steven Sundell, (1st Addn to Oakland Hills Lot 22; PPID 10-2-16-34-03-303-003), and commonly known as 9 Rachael Court, 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 6th day of June, 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 THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, 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 of the City of Troy, Illinois, the 6th day of June, 2022 by at least a vote of two-thirds of the corporate authorities of the City of Troy, Illinois.

| | | | | | | | |
|------------------|------------------|------------|-----------------|---------------|---------------|----------|-------------|
| Aldermen: | Dawson | <u>AYE</u> | Italiano | <u>ABSENT</u> | Total: | <u>7</u> | Ayes |
| | Flint | <u>AYE</u> | Knoll | <u>AYE</u> | | | |
| | Hellrung | <u>AYE</u> | Manley | <u>AYE</u> | | <u>0</u> | Nays |
| | Henderson | <u>AYE</u> | Turner | <u>AYE</u> | | | |


APPROVED by the Mayor of the City of Troy, Illinois, the 6th day of June, 2022.

ATTEST:


Kim Thomas
City Clerk, City of Troy, Illinois

(SEAL)

APPROVED:


David Nonn
Mayor, City of Troy, Illinois

The City of
TROY
ILLINOIS
Everything Within Reach

**APPLICATION FOR HOMEOWNER
(WATER / SEWER / TRASH)**

City of Troy - 116 E. Market St. - Troy, Illinois 62294
Public Works Dept. (618) 667-9924 ext. 2

www.troyil.us

ADDRESS 9 Rachael Ct City Troy Zip 62294

LOCATION: ☐ In City Limits ☒ Outside City Limits / Pre-annex Agreement

CONTACT INFORMATION:

Applicant Name (First/ M.I. / Last): Steven H Sundell Date of Birth (MM/DD/YYYY): 9/30/52

Home Phone Number: - Cell / Work Phone Number(s) 203 -313 -2573

ID/ Driver's License Number (State/Number): MO E1 22067002 Email Address: Steve.h.sundell@gmail.com

Additional Contacts: (if they would like to be included on the bill)

Name: Natalie Brown Phone Number(s) 618 -972-5318

FOR BILLING PURPOSES: (If different than address of service)

Address: _____ City: _____ State: _____ Zip: _____

Closing Date: _____

For the services requested, I agree to pay the City at the rates as prescribed in the effective schedule or schedules in the ordinance of the City as they exist from time to time and as amended, and to comply with the City's Rules and Regulations for such services.

I also agree to be responsible for all services used on said premises until forty-eight (48) hours after notice has been given at the Office of Administration to discontinue services.

I also agree to be responsible for all costs of collection incurred by the City, including collection agencies, court costs and attorneys' fees, to collect my account should it become delinquent.

Applicant Sign or Print: Steve Sundell

Date: 12/13/21

*****OFFICE USE ONLY*****

☒ Start Date 12/13/21

☐ Scanned

..... Add Pre-annex to list

☐ Previous Residency

☐ Pre-annex Forms Given (OCL only)

..... Clerk (initial)

Page 1 of 1

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

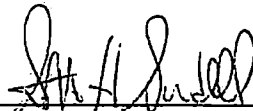
WHEREAS, the City Council of the City did, on the 6TH day of JUNE, 2022, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 6TH day of JUNE, 2022, 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 attorneys 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.


Owner Signature

Steven Sundell
Printed Name

1/11/22
Date Signed



Owner Signature

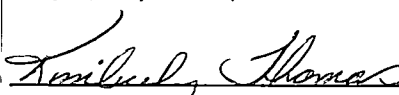
Nataliya Braun
Printed Name

1/19/22
Date Signed

DATED this 16TH day of JUNE, 20 22.

CITY OF TROY, ILLINOIS:


Mayor, City of Troy


City Clerk, City of Troy



DocId:8775600

Tx:4538792

2021R51940

STATE OF ILLINOIS

MADISON COUNTY

12/17/2021 09:46 AM

DEBRA D. KING-MENDOZA

CLERK & RECORDER

REC FEE: 51.00

CO STAMP FEE: 250.00

ST STAMP FEE: 500.00

RHSPS FEE: 9.00

OF PAGES: 3

121496
Abstracts and Titles
205 N. Second Street
Edwardsville, IL 62025

WARRANTY DEED

137986

2000

18K 1 THIS INDENTURE WITNESSETH, that the Grantors, SANDRA HOLDENER F/K/A SANDRA HARTMANN AND F/K/A SANDRA PORTER, of the County of MADISON and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to STEVEN H. SUNDELL AND NATALIYA N. BRAUN,

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

Lot 22 in the First Addition to Oak Land Hills, according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 60 Page 170, (except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Commonly known as: 9 Rachael Court, Troy, IL 62294

Permanent Parcel No. 10-2-16-34-03-303-003

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)
THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
 (County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

☒ A. NOT A DIVISION OF LAND (parcel lines unchanged) () C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT:

___ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.

___ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.

___ 3. A sale or exchange of land between owners of adjoining and contiguous land.

___ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.

___ 7. A conveyance made to correct a description in prior conveyance.

___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

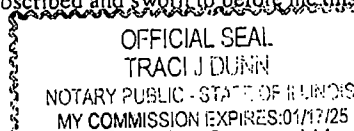
___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
 IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Sandra Halden SIGNATURE: Sandra Halden DATE: December 13, 2021
 (Please Print)

Subscribed and sworn to before me this 13 day of December, 2021



Traci J. Dunn
 Notary Public

All divisions of less than 2 acres within the County jurisdiction must be reviewed by the
 Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) _____ (Please check one) () Municipality Jurisdiction () County Jurisdiction

Municipality (s) with Jurisdiction: _____

| | | |
|---|------------|-------|
| _____ | _____ | _____ |
| Municipal Planning Official's Signature | Print Name | Date |
| _____ | _____ | _____ |
| Municipal Planning Official's Signature | Print Name | Date |

(Revised 8/11)

END OF DOCUMENT

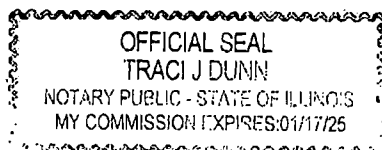
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13 day of December, 2021.

Sandra Holdener
SANDRA HOLDENER

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and state aforesaid, DO HEREBY CERTIFY THAT SANDRA HOLDENER, to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 13 day of December, 2021.



Return Document to:

Steven Sandell
9 Rachael Ct
Troy, IL 62544

Traci J. Dunn
Notary Public

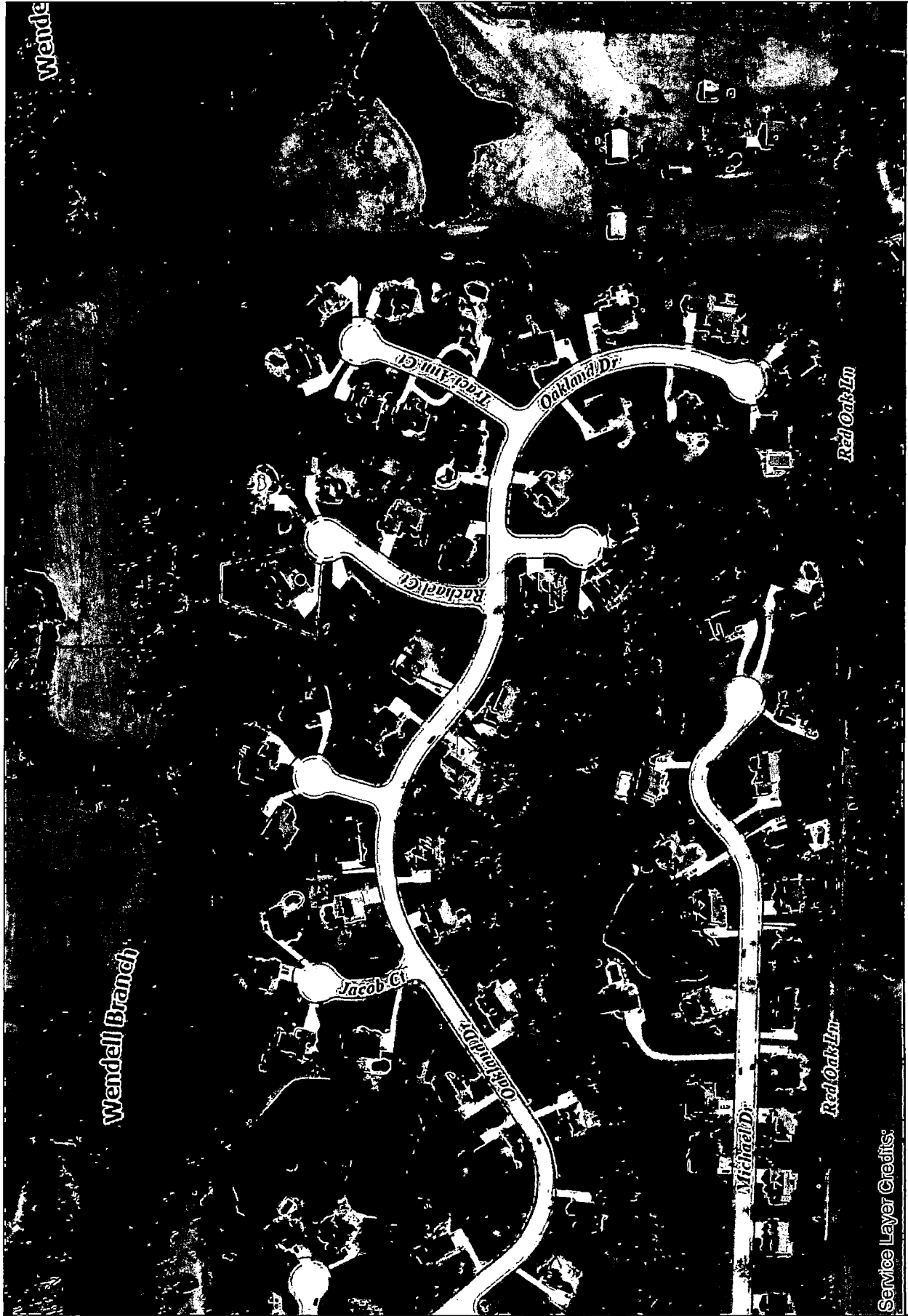
Future Taxes To Grantee's Address:

Steven Sandell
9 Rachael Ct
Troy, IL 62544

This Instrument Prepared By:
David M. Fahrenkamp, Attorney at Law
Attorney Registration # 03122820
205 N. Second Street, Suite 103
Edwardsville, Illinois 62025
618/656-4226

This instrument was prepared without advice or counsel by David M. Fahrenkamp.
This instrument prepared without title opinion, title examination and without
guarantee of description by the preparing attorney. The preparer assumes no
responsibility for merchantability of title.

9 Rachael Ct



Service Layer Credits:

Author: Madison County GIS
Copyright: Madison County Government

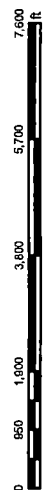


Date: 3/31/2022
Time: 11:09:04 AM

9 Rachael Ct



Date: 3/31/2022
Time: 11:01:16 AM



Author: Madison County GIS
Copyright: Madison County Government

Service Layer Credits

| Property Information | | |
|---|---|---|
| Parcel Number 10-2-16-34-03-303-003 | Site Address 9 RACHAEL CT TROY, IL 62294 | Owner Name & Address SUNDELL, STEVEN H 9 RACHAEL CT 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 1ST ADDN TO OAKLAND HILLS LOT 22 60.86 X 178.34 IRR | | |

| |
|------------------------|
| No Billing Information |
|------------------------|

| Payment History | | | |
|-----------------|--------------|------------|---------------|
| Tax Year | Total Billed | Total Paid | Amount Unpaid |
| 2020 | \$8,600.32 | \$8,600.32 | \$0.00 |
| 2019 | \$8,535.44 | \$8,535.44 | \$0.00 |
| 2018 | \$8,435.88 | \$8,435.88 | \$0.00 |
| Show 12 More | | | |

| Assessments | | | | | | |
|---------------------------|----------|----------|-----------|---------------|---------|---------|
| Level | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total |
| Department of Revenue | 22,820 | 106,970 | 0 | 0 | 0 | 129,790 |
| Board of Review Equalized | 22,820 | 106,970 | 0 | 0 | 0 | 129,790 |
| Board of Review | 22,030 | 103,280 | 0 | 0 | 0 | 125,310 |
| S of A Equalized | 22,030 | 103,280 | 0 | 0 | 0 | 125,310 |
| Supervisor of Assessments | 22,030 | 103,280 | 0 | 0 | 0 | 125,310 |
| Township Assessor | 22,030 | 103,280 | 0 | 0 | 0 | 125,310 |
| Prior Year Equalized | 22,030 | 103,280 | 0 | 0 | 0 | 125,310 |

| Exemptions | | | | | | |
|----------------|----------------|--------------|--------------|--------------|------------------|----------------|
| Exemption Type | Requested Date | Granted Date | Renewal Date | Prorate Date | Requested Amount | Granted Amount |
| Owner Occupied | 9/9/2007 | 9/9/2007 | 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 |
| STEVEN H SUNDELL | Y | 9 RACHAEL CT TROY, IL, 62294 |
| NATALIYA N BRAUN | N | 9 RACHAEL CT TROY, IL, 62294 |

| | | | | | | | |
|---------------|-------------------|------------------|------------------|------------------------|-----------------|----------------------------------|--------------|
| Sales History | | | | | | | |
| Year | Document # | Sale Type | Sale Date | Notes | Sold By | Sold To | Price |
| 2021 | 2021R51940 | Valid Sale | 12/17/2021 | | SANDRA HOLDENER | STEVEN SUNDELL NATALIYA BRAUN | \$500,000.00 |
| 2014 | 2014R00260 | Not Open Market | 1/3/2014 | | MARK PORTER | SANDRA HOLDENER | \$0.00 |
| 2001 | 2001061869 | Unknown | 5/8/2001 | Book: 04429 Page: 2979 | | | \$40,500.00 |
| 2001 | 2001061868 | Unknown | 2/8/2001 | Book: 04414 Page: 3605 | | | \$0.00 |
| 1999 | 1999061867 | Unknown | 1/4/1999 | Book: 04307 Page: 0927 | | | \$0.00 |

| | |
|------------------------------|--|
| No Taxing Bodies Information | |
|------------------------------|--|

| | | | | |
|----------------------|-------------------|---------------|--------------------|--------------|
| Permits | | | | |
| Permit Number | Issue Date | Status | Description | Value |
| 20031000014 | 3/5/2003 | COMPLETE | RESIDENCE | 218,501.00 |

| | |
|---|--|
| Legal Information | |
| Legal 1 | |
| Legal Description | |
| 1ST ADDN TO OAKLAND HILLS LOT 22 60.86 X 178.34 IRR | |

Disclaimer

Madison County Government makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Madison County Government staff. Madison County Government accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.



Monday, June 6, 2022
Public Hearing Pre-Annexation #1 -9 Rachel Ct

City of Troy

Public Hearing

The Meeting is held in the Council Chambers, City Municipal Building, 116 East Market Street, Troy, Illinois 62294
7:00pm

A. Agenda Items

1. Call to Order and Pledge of Allegiance
2. Roll Call in Alphabetical Order
3. Presentation and Discussion: Pre-Annexation of 9 Rachel Ct (Permanent Parcel Number 10-2-16-34-03-303-003)
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

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 5th day of May 2022 A.D., and the last in the paper published on the 5th day of May 2022 A.D. and said the newspaper was regularly published for once a week.

Printer's Fees- \$ 15.20

TIMES - TRIBUNE
By [Signature]
Troy, IL May 4th 2022 A.D.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on Monday, June 6, 2022 at 7:00 p.m. at Troy City Hall, 116 E. Market Street, Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by:

Steven Sundell
9 Rachael Ct.
Troy, IL 62294
(parcel no 10-2-16-34-03-303-003)

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

Kimberly Thomas
City Clerk
5/5c

END OF DOCUMENT