



DocId:8857810

Tx:4586634

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2023R07544  
STATE OF ILLINOIS  
MADISON COUNTY  
03/22/2023 09:26 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 14



50.00CTy

**Ordinance No. 2023 – 13**

AN ORDINANCE Annexing and Zoning Certain Territory  
To and In the City of Troy, Madison County, Illinois

(Namely, 507 Bliss Lane & 502 E. Center St.  
Owned by Ellen and Christopher Brawner)

**WHEREAS**, Ellen and Christopher Brawner, petitioners/owners of certain territory also known as 507 Bliss Lane (parcel number 09-2-22-10-03-301-021.002) & 502 E. Center Street (parcel number 09-2-22-10-03-301-021.001) Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, have filed a written petition with the City of Troy requesting that said territory be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the property owners have represented that there are electors residing on the property; and

**WHEREAS**, a map and legal description of the territory to be annexed is attached hereto as Exhibit A is an accurate map of said territory so sought to be annexed; and

**WHEREAS**, in compliance with the laws of the State of Illinois providing therefore, notice was given to the Trustees of the Troy Fire Protection District; the Supervisor, Trustees, and Highway Commissioner of Jarvis Township; and the Trustees of the Tri-Township Public Library in the manner provided by Statute, and all required notices have heretofore been given as required by law concerning the petition for annexation of this territory to the City of Troy;

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically, 65 ILCS, para 5/7-1-8.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, AND ILLINOIS AS FOLLOWS:**

**SECTION 1:** That the following territory also known as 507 Bliss Lane & 502 E. Center St., Troy, Illinois is hereby annexed and made a part of the City of Troy, Illinois, in accordance with the petition duly filed with the City of Troy, Illinois

**SECTION 2:** That the described territory of land is hereby established in the zoning classification of "R-1 Low Density Residential." Said classification shall apply to the territory described as it has been established and is classified for zoning in the City of Troy, Madison County, Illinois.

**SECTION 3:** That the map attached hereto marked Exhibit A, and made a part hereof, which is found to be an accurate map of the annexed territory, shall be filed of record with this Ordinance.

**SECTION 4:** That the City Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with copies of the annexation notice, the affidavit of service of notices, and the exhibits appended to this Ordinance.

**SECTION 5:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

**PASSED** by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 21<sup>st</sup> day of February, 2023.

**Aldermen:**

Dan Dawson	<u>ABSENT</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>6</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>2</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

By:

David Nonn  
DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:

By:

Kimberly Thomas  
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois

MAPE & PLAN

Survey Required  
For Recording

Initials AF

Date 02/21/2023



# PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Ellen Brawner Address 507 Bliss Lane

Phone Number 217 430-7242 Email ellenbrawner10@gmail.com

To: Mayor and City Council, City of Troy, Illinois

The undersigned Petitioner(s) respectfully represent(s):

1. Petitioner(s) is/are owner(s) of record of all lands within the territory sought to be annexed and legally described in the document attached hereto as Exhibit "\_\_\_\_" and by reference thereto made a part hereof and sometimes referred to herein as the Tract.
2. The Tract is not within the corporate limits of any municipality but is contiguous to the City of Troy, Illinois.
3. - There are no electors residing in the Tract.  
- This petition, in addition to being signed by all owners of record of all lands within the territory sought to be annexed, is also signed by at least 51% of the electors residing therein.
4. That a copy of the map of the lands sought to be annexed is attached hereto as Exhibit "\_\_\_\_" and by reference thereto is made a part thereof.
5. Any additional information: \_\_\_\_\_

The undersigned Petitioner(s) respectfully requests:

- A. That the above described tract be annexed to the City of Troy, Illinois, by ordinance of the Mayor and City Council of the City of Troy, Illinois, pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.
- B. That such other action be taken as is appropriate in the premises.

**Sign in person - witnessed by a Notary Public (available at City Hall)**

Ellen Brawner

Signature of Owner

Ellen Brawner

Printed Name of Owner

Chris Brawner

Signature of Co-Owner

CHRIS BRAUNER

Printed Name of Co-Owner

\* \* \* \* \*

State of Illinois ) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify  
County of Madison ) that Ellen Brawner & Chris Brawner personally known to me to be the same person(s)  
whose name(s) is/are subscribed to the foregoing Petition for Annexation, respectively, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of November, 2022

**"OFFICIAL SEAL"**

**JENNIFER L. APOTHEKER**  
NOTARY PUBLIC — STATE OF ILLINOIS  
MY COMMISSION EXPIRES OCT. 21, 2023

Jennifer L. Apotheker  
Notary Public

## OFFICE USE ONLY:

Date Received: \_\_\_\_\_ at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

Comments: \_\_\_\_\_

- ☐ Map prepared by an Illinois registered land surveyor
- ☐ Annexation notice mailed to: ☐ Jarvis Township Board ☐ Tri-Township Library Trustees ☐ Troy Fire Protection District Trustees
- ☐ Affidavit verifying notification to each taxing district filed with the Recorder of Deeds Office.
- ☐ Certified copy of the annexation ordinance including the ordinance, legal description, affidavit or proof of service and the map must be filed with: ☐ Madison County Recorder of Deeds ☐ Madison County Maps & Plats ☐ Madison County Clerk
- ☐ Copy of Ordinance sent to owner



PETITIONERS MUST FURNISH ALL OF THE FOLLOWING INFORMATION WITH  
THEIR AGREEMENT FOR WATER SERVICE AND ANNEXATION

- 1) Full names, addresses and phone numbers of ALL the 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 payment of the required completed application. In order for water services to be continued Petitioners have until 10-6-22 to return the attached "Agreement for Water Service and Annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water services 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 Annexation along with required documentation by

10-6-2022

(Due Date)

Property Address: 507 Bliss Lane

Signed: Ellen Brauner  
(Property Owner)

Dated: 9/6/22

Signed: \_\_\_\_\_  
(Property Owner)

Dated: \_\_\_\_\_

Accepted by: M. Wilson  
(City of Troy Representative)

## **WARRANTY DEED**

140312

THIS INDENTURE WITNESSETH, that the Grantors, MAKITA E. MADURA AND MICHAEL J. TREXLER, of the County of MADISON 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 ELLEN BRAUNER AND CHRISTOPHER BRAUNER,

whose address is:

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

See attached Exhibit "A".

Commonly known as:        507 Bliss Lane, Troy, IL 62294 (Parcel 1)  
                                     502 E. Center St., Troy, IL 62294 (Parcel 2)

Permanent Parcel No.        09-2-22-10-03-301-021.002 (Parcel 1)  
                                     09-2-22-10-03-301-021.001 (Parcel 2)

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Exhibit "A"  
140312

Parcel 1:

Lot 2 of Bliss Subdivision, being a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 52 at Page 62, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also the right of ingress and egress over the 30 feet private road easement as shown by Bliss Quenzel Subdivision as recorded in the Recorder's Office of Madison County in Plat Book 30 on Page 195 and on the plat of Bliss Subdivision in Plat Cabinet 52 Page 62.

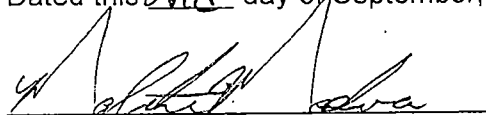
Parcel 2:

Lot 1 of Bliss Subdivision, being a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 52 at Page 62, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also the right of ingress and egress over the 30 feet private road easement as shown by Bliss Quenzel Subdivision as recorded in the Recorder's Office of Madison County in Plat Book 30 on Page 195 and on the plat of Bliss Subdivision in Plat Cabinet 52 Page 62, in Madison County, Illinois.

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

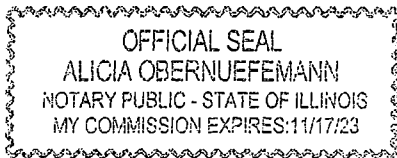
Dated this 2nd day of September, 2022.

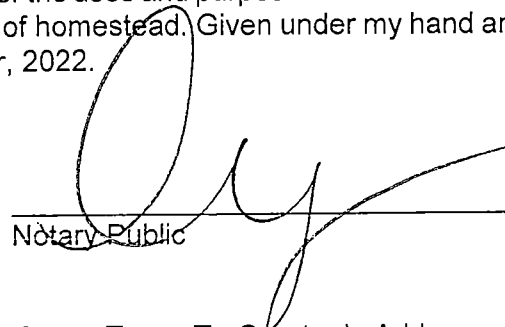
  
MAKITA E. MADURA

  
MICHAEL J. TREXLER

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 MAKITA E. MADURA AND MICHAEL J. TREXLER, personally known to me to 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 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 2nd day of September, 2022.



  
Notary Public

Return Document to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Future Taxes To Grantee's Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.





**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.

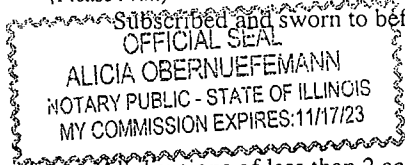
\_\_\_\_ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

\_\_\_\_ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1<sup>st</sup> 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 Makita Madura SIGNATURE [Signature] DATE: 9/2/2022, 20\_\_\_\_  
 (Please Print)



Subscribed and sworn to before me this 2nd day of September, 2022

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)

**RETURN TO:**

CITY OF TROY  
Building & Zoning Dept.  
116 E. Market St.  
Troy, Illinois 62294

**Affidavit of Service of Notice**

I, Andrea D. Lambert, hereby state as follows:

1. I am the Building and Zoning Administrative Clerk, and I am competent to testify to the matters set forth herein, all of which are based upon my personal knowledge.
2. Per 65 ILCS 5/7-1-1, this shall serve as an Affidavit of Service of Notice that I duly provided notice of proposed **ORDINANCE NO 2023- 13** – **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (507 Bliss Lane owned by Ellen and Christopher Brawner)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 20<sup>th</sup> day of January, 2023:

Dennis Ashcraft  
Tri-Township Library  
2623 Staunton Road  
Troy, Illinois 62294

Andrea May  
Jarvis Township Supervisor  
10 Sandstone Court  
Troy, Illinois 62294

Kevin Byrne  
Trustee – TFPD  
26 Lake Dr.  
Troy, Illinois 62294

Michelle Erschen  
Tri-Township Library  
903 Long Branch Road  
Troy, Illinois 62294

Alan Dunstan  
Jarvis Township Clerk  
1101 Antler Drive  
Troy, Illinois 62294

Ryan Cunningham  
Trustee – TFPD  
112 Reagan Dr.  
Troy, Illinois 62294

Maryellen Akridge  
Tri-Township Library  
43 Lake Drive  
Troy, Illinois 62294

Jessica Dudley  
Jarvis Township Assessor  
506 Lower Marine Road  
Troy, Illinois 62294

Michael Cushing  
Trustee – TFPD  
27 Stonebrooke  
Troy, Illinois 62294

Twyla Juehne  
Tri-Township Library  
1031 Bauer Rd  
Troy, Illinois 62294

Dale Grapperhaus  
Township Highway Commissioner  
7948 W. Kirsch Road  
Troy, Illinois 62294

Steve Lynn  
Trustee – TFPD  
8383 Mill Hill Lane  
Troy, Illinois 62294

Marcella Lindsay  
Tri-Township Library  
59 Lake Shore Drive  
Troy, Illinois 62294

Scott Wiesehan  
Jarvis Township Trustee  
1129 Troy O'Fallon Road  
Troy, Illinois 62294

Fred Patterson  
Trustee – TFPD  
127 Pebblebrooke  
Troy, Illinois 62294

Kathy Scheller  
Tri-Township Library  
600 Woodland Hills  
Troy, Illinois 62294

Jason Helldoerfer  
Jarvis Township Trustee  
132 Blackjack Road  
Troy, Illinois 62294

Troy Post Office  
Attn: Postmaster  
515 Edwardsville Road  
Troy, Illinois 62294

Pamela Espindola  
74 Stonebrook  
Troy, Illinois 62294

Nathan Hovatter  
Jarvis Township Trustee  
409 Avalon  
Troy, Illinois 62294

Member Records Clerk  
Southwestern Electric Cooperative  
525 US Route 40  
Greenville, Illinois 62246

Madison County Election Authorities  
Madison County Clerk  
157 N. Main Street  
Edwardsville, Illinois 62025

Monica Hartlein  
Jarvis Township Trustee  
2069 Grandview  
St. Jacob, Illinois 62281

Ameren Services Company  
Attn: Tax Compliance  
PO Box 66149, MC 212  
St. Louis, Missouri 63166

3. I declare under penalty of perjury that the foregoing is true and correct.

Andrea D. Lambert  
Andrea D. Lambert

1-23-23  
Date

\*\*\*\*\*

SUBSCRIBED and SWORN to before me this 23rd day of January, 2023.

My commission expires: 3/11/23

Linda S. Taake



**Annexation Legal Description**

**Owner: Ellen Brawner and Christopher Brawner**

**Parcel: 09-2-22-10-03-301-021.002**

**Parcel 1:**

Lot 2 of Bliss Subdivision, being a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 52 at Page 62, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

**Parcel 2:**

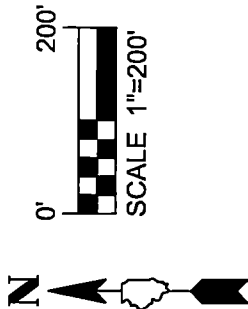
Lot 1 of Bliss Subdivision, being a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 52 at Page 62, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

**Further described as follows:**

Beginning at the northwest corner of said Lot 1; thence on an assumed bearing of North 87 degrees 12 minutes 25 seconds East on the north line of said Lot 1, a distance of 222.21 feet to the east line of said Lot 1; thence South 03 degrees 23 minutes 40 seconds West on said east line and the east line of said Lot 2, a distance of 145.85 feet to the south line of said Lot 2; thence South 87 degrees 12 minutes 25 seconds West on said south line and the south line of said Lot 1, a distance of 206.33 feet to the west line of said Lot 1; thence North 02 degrees 51 minutes 30 seconds West on said west line, 145.00 feet to the Point of Beginning.

EXHIBIT A

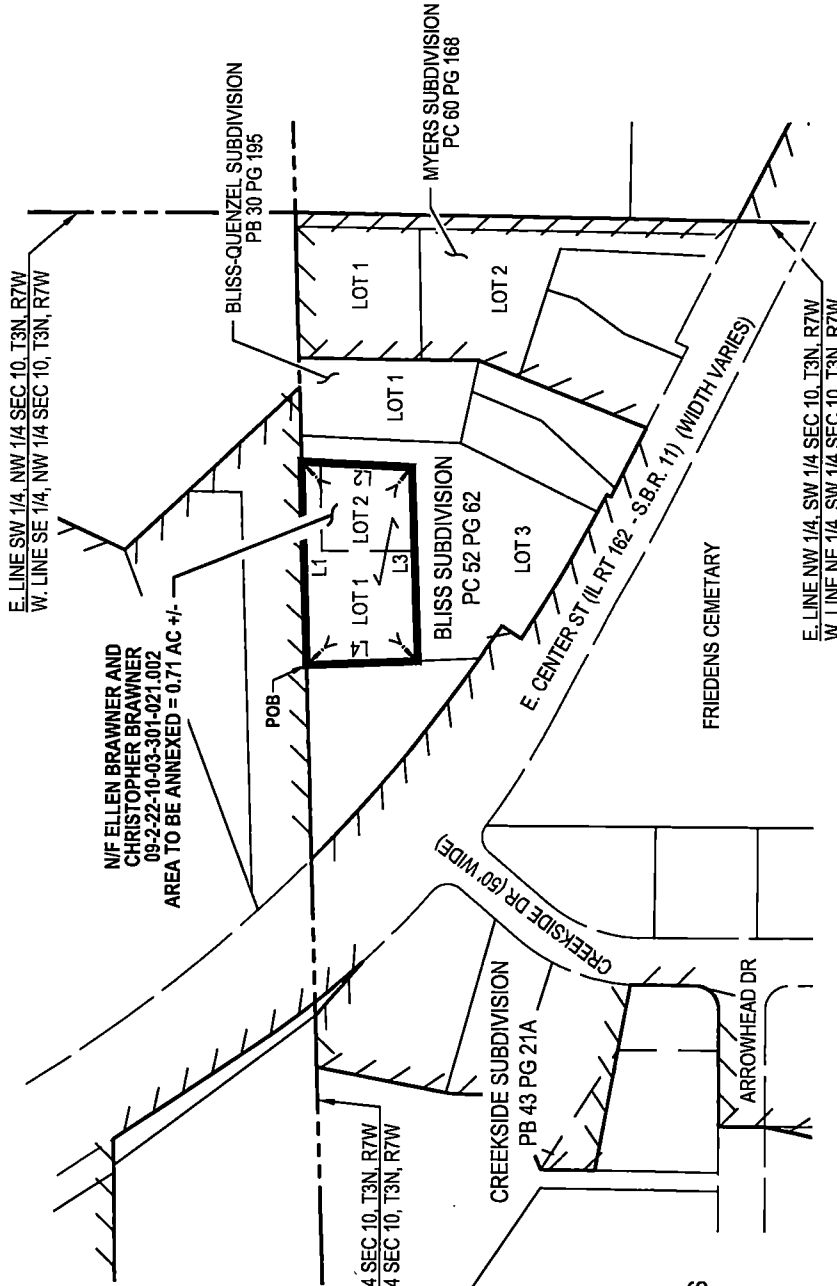
TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2023-13  
BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°12'25"E	222.21'
L2	S03°23'40"W	145.85'
L3	S87°12'25"W	206.33'
L4	N02°51'30"W	145.00'

LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- EX SECTION LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING



WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAT FROM RECORD SOURCES.



*William A. Mueller* 01/20/2023  
WILLIAM A. MUELLER  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-004060  
EXPIRES 11-30-2024

ANNEXATION PLAT  
507 BLISS LANE  
CITY OF TROY, IL

PROJECT NO.: 15062.002  
DATE: 01/20/2023  
REVISION:



EXHIBIT: **A**

507 Bliss Lane



Date: 1/17/2023  
Time: 12:56 PM

0 0.02 0.04 0.08 0.12 0.16 mi

Author:  
Copyright: Madison County Government



Map Layer Credits

END OF DOCUMENT