



DocId:8866243

Tx:4591398

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2023R13023  
STATE OF ILLINOIS  
MADISON COUNTY  
05/19/2023 12:10 PM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 15



50.00 CTY

**Ordinance No. 2023 - 22**

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

(Namely,  
95 West Lake Drive  
Owned by Cynthia Strunk)

**WHEREAS**, Cynthia Strunk, petitioner/owner of certain territory also known as 95 West Lake Drive (parcel number 09-2-22-10-10-101-003) 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 95 West Lake Drive, 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 15<sup>th</sup> day of May, 2023.

**Aldermen Vote:**

Dan Dawson	_____	Sam Italiano	<u>AYE</u>	Ayes:	<u>8</u>
Tim Flint	_____	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	_____	Tony Manley	<u>AYE</u>	Absent:	<u>0</u>
Nathan Henderson	_____	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

**MAPS & PLATS**

Survey Required  
For Recording

Initials AE

Date 5/19/2023

# EXHIBIT B



## PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name CYNTHIA STRUNK

Address 95 WEST LAKE DR., TROY, IL. 62294

Phone Number 719.661.2062

Email Cynthiamay1964@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)

Cynthia Strunk  
Signature of Owner

\_\_\_\_\_  
Signature of Co-Owner

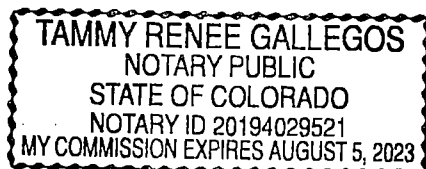
CYNTHIA STRUNK  
Printed Name of Owner

\_\_\_\_\_  
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  
) that Cynthia Strunk personally known to me to be the same person(s)  
County of Madison ) 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 5 day of April, 2023



Tammy R Gallegos  
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

2023R01838  
STATE OF ILLINOIS  
MADISON COUNTY  
01/20/2023 11:08 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 51.00  
CO STAMP FEE:  
ST STAMP FEE:  
RHSPS FEE: 9.00  
# OF PAGES: 4  
RECORDED AS RECEIVED

**CORRECTED EXECUTOR'S DEED**

THIS INDENTURE, made this 19<sup>th</sup> day of January, 2023, between KATHY GLOVER, whose address is 1206 Beverly Drive, Garland, Texas, as Executor of the Last Will and Testament of Milton Hood, Deceased, late of the Village of Glen Carbon, in the County of Madison and State of Illinois, Grantor and CYNTHIA STRUNK, whose address is 6820 Dale Road, Colorado Springs, Colorado, Grantee.

WITNESSETH, that whereas, Milton A. Hood, in the County of Madison, and State of Illinois, Deceased, in his lifetime, made and executed his Last Will and Testament being dated July 26, 2012, which was duly proved and admitted to probate in and by the Probate Division of the Circuit Court of Madison County, in the State of Illinois, whereby, among other things, he constituted and appointed Kathy Glover, Executor of his Last Will and Testament.

Whereas, the Grantor in fulfilling the bequest as provided under the decedent's Will for an equal distribution of property to the named beneficiaries under the decedent's Last Will and Testament hereby conveys and transfers to the Grantee the following described real estate, to wit:

The South Half of Lot Ninety-Five (95) and all of Lot Ninety-Six (96) in Twin Lakes West, a subdivision in Section Ten (10), Township Three (3) North, Range Seven (7) West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book

34, Page 126, in Madison County, Illinois.

Subject to all easements, right-of-ways, permits, restrictions and mineral exceptions of record, if any.


Permanent Real Estate Index No. 09-2-22-10-10-101-003

This Corrected Executor's Deed corrects the wrong page number to the recorded plat in the Executor's Deed previously recorded on December 19, 2022, as Document No. 2022R39741.

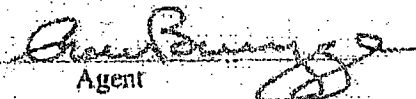
NOW, THEREFORE, this indenture witnesseth, that the Grantor, in consideration of the premises and the bequest made under the Last Will and Testament of the decedent, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the Grantee, her heirs, successors, and assigns the above described real estate.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said, Milton A. Hood, Testator had at the time of his death, in and to the said premises.

IN WITNESS WHEREOF, the said Grantor, as Executor of the Last Will and Testament of the said Milton A. Hood, Deceased, have hereunto set her hand and have affixed her seal the day and year first above written.

  
Kathy Oliver, as Executor of the Last Will  
and Testament of Milton A. Hood, Deceased.

This deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e).


  
Agent

STATE OF TEXAS

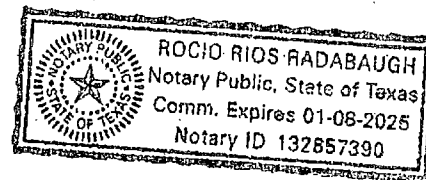
COUNTY OF Dallas

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that KATHY GLOVER, personally known to me to be the to be the same  
person whose name is subscribed to the foregoing instrument, appeared before me this day in  
person and severally acknowledged that her free and voluntary act for the acts and purposes  
therein set forth.

GIVEN under my hand and Notarial Seal, this the 19th day of January  
2023

  
Notary Public

Prepared by:  
Robert L. Bruegge - 0323977  
Goldenberg Haller & Antognelli, P.C.  
2227 S. State Route 157  
Edwardsville, IL 62025  
Phone: (618) 656-5150  
Fax: (618) 656-5230  
Email: bob@ghalaw.com



Mail Tax Bill to:  
Cynthia Strunk  
6820 Dale Road  
Colorado Springs, CO 80915



**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.

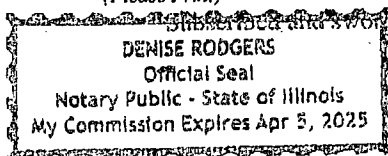
\_\_\_\_ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

\_\_\_\_ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1" 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 ROBERT T BRUCE SIGNATURE: [Signature] DATE: January 19, 2023  
 (Please Print)



Subscribed and sworn to before me this 19th day of JANUARY, 2023

[Signature]  
 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)





**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 \_\_\_\_\_ 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

(Due Date)

Property Address: 95 WEST LAKE DRIVE, TROY, IL 62294

Signed: Cecilia Sltc  
(Property Owner)

Dated: 5 APRIL 2023

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

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

Accepted by: Jen Daniel  
(City of Troy Representative)



*PETITION FOR THE ANNEXATION  
OF 95 WEST LAKE DRIVE  
TROY, ILLINOIS*

## **Notice of Intent to Annex**

### **TO WHOM IT MAY CONCERN:**

Notice is hereby given that the owners of record and at least fifty-one percent of the electors of the following described territory have filed with the City of Troy a Petition for Annexation (pursuant to 65 ILCS 5/7-1-1 et seq.) requesting the annexation of **95 West Lake Drive**, Troy, Madison County, Illinois.

An ordinance to annex this property with **parcel ID #s 09-2-22-10-10-101-003** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 15, 2023 at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

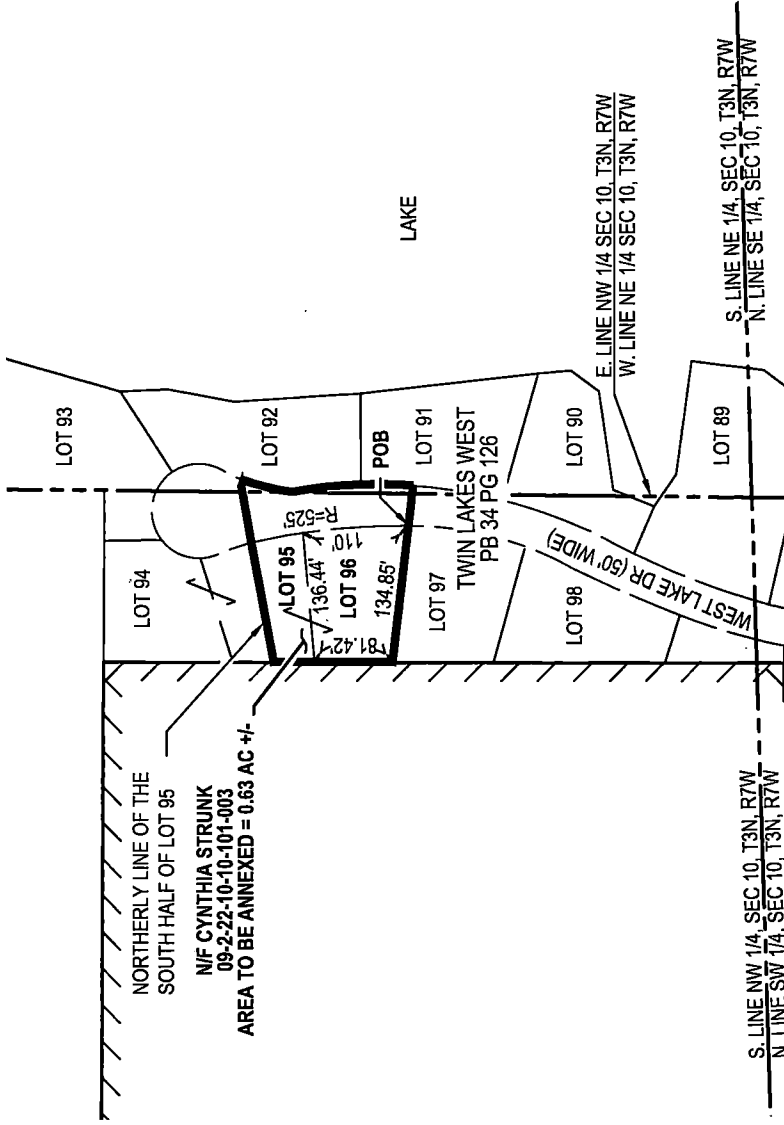
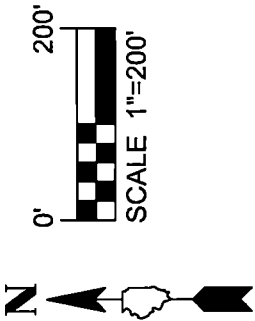
All interested persons are invited to appear at the time and place listed above.

Dated: 5/2/23

Linda Taake,  
Building & Zoning  
Administrative Coordinator

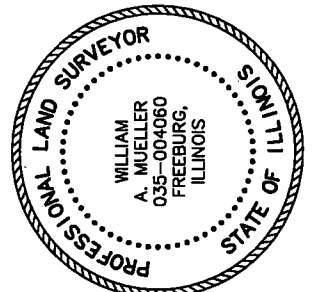
EXHIBIT A

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



LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- 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* 05/09/2023

WILLIAM A. MUELLER  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-004060  
EXPIRES 11-30-2024



ANNEXATION PLAT  
95 WEST LAKE DRIVE  
CITY OF TROY, IL

PROJECT NO.:  
15062.002

DATE:  
05/09/2023

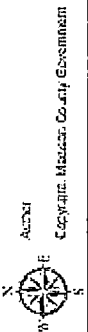
REVISION:

EXHIBIT:  
**A**

# 95 West Lake



Service Layer Credits:



Date: 5/2/2023  
Time: 10:31 AM



Annexation Legal Description  
Owner: Cynthia Strunk  
Parcel: 09-2-22-10-10-101-003

The South Half of Lot Ninety-Five (95) and all of Lot Ninety-Six (96) in Twin Lakes West, a subdivision in Section Ten (10), Township Three (3) North, Range Seven (7) West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 34 Page 126 in Madison County, Illinois.

Subject to all easements, rights-of-way, permits, restrictions and mineral exceptions of record, if any.

Further described as follows:

Beginning at the southeast corner of said Lot Ninety-Six (96); thence westerly on the southerly line of said Lot Ninety-Six (96), a distance of 134.85 feet to the westerly line of said Lot Ninety-Six (96); thence northerly on said westerly line and the westerly line of said Lot Ninety-Five (95) to the northerly line of the South Half of said Lot Ninety-Five (95); thence easterly on said northerly line, to the easterly line of said Lot Ninety-Five (95); thence southerly on said easterly line and the easterly line of said Lot Ninety-Six (96), being a curve to the right having a radius of 525 feet to the Point of Beginning.

**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- 22** – **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (95 West Lake Drive owned by Cynthia Strunk)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 3<sup>rd</sup> day of March, 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

Dawn Henry  
Tri-Township Library  
256 Fairington 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

Elizabeth Compton  
10 Autumn Oaks  
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

5/3/23

Date

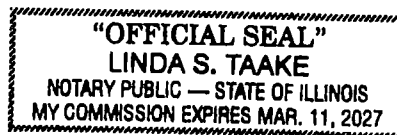
\*\*\*\*\*

SUBSCRIBED and SWORN to before me this 3<sup>rd</sup> day of May, 2023.

My commission expires: 3/11/27

Linda S. Taake

Notary Seal



**END OF DOCUMENT**