



DocId:8869529

Tx:4593086

Prepared by:

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

2023R15027  
STATE OF ILLINOIS  
MADISON COUNTY  
06/09/2023 11:14 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 12

CITY OF TROY

ORDINANCE 2023 – 26

50<sup>00</sup> CTY

AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE AND  
PRE-ANNEXATION AGREEMENT (10 Rachael Court)

ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 5<sup>th</sup> DAY OF JUNE, 2023

DR

ORDINANCE NO. 2023-26

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 Justin Schleyer and Jessica Schleyer (1ST ADDN TO OAKLAND HILLS LOT 24 115.38 X 144.19 IRR); PPID 10-2-16-34-03-303-005), and commonly known as 10 Rachael Court, Troy, IL; 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 5<sup>th</sup> day of June, 2023, 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.

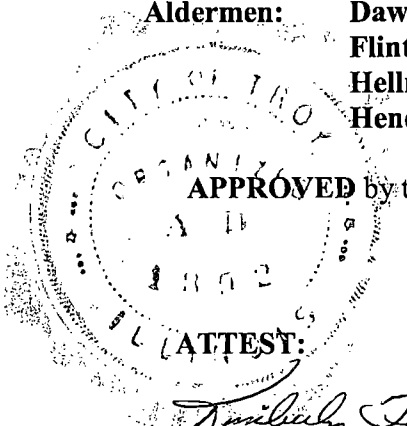
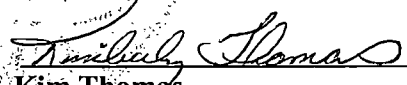
**PASSED** by the City Council of the City of Troy, Illinois, the 5<sup>th</sup> day of June, 2023 by at least a vote of two-thirds of the corporate authorities of the City of Troy, Illinois.

<b>Aldermen:</b>	<b>Dawson</b>	<u>AYE</u>	<b>Italiano</b>	<u>AYE</u>	<b>Total:</b>	<u>8</u>	<b>Ayes</b>
	<b>Flint</b>	<u>AYE</u>	<b>Knoll</b>	<u>AYE</u>			
	<b>Hellrung</b>	<u>AYE</u>	<b>Manley</b>	<u>AYE</u>		<u>0</u>	<b>Nays</b>
	<b>Henderson</b>	<u>AYE</u>	<b>Turner</b>	<u>AYE</u>			

**APPROVED** by the Mayor of the City of Troy, Illinois, the 5<sup>th</sup> day of June, 2023.

**APPROVED:**

  
\_\_\_\_\_  
**David Nonn**  
Mayor, City of Troy, Illinois

  
  
\_\_\_\_\_  
**Kim Thomas**  
City Clerk, City of Troy, Illinois

CITY OF TROY, ILLINOIS  
AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

Property Address: 10 Rachael Ct Troy, IL 62294

\* Resident: Justin Schleyer

Phone Number: 303-907-0741

Email: J-Schleyer@yahoo.com

\* Resident: Jessica Schleyer

Phone Number: 303 907 4462

Email: jpsized@gmail.co

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 5<sup>th</sup> day of JUNE, 2023, 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 5<sup>th</sup> day of JUNE, 2023, the corporate authorities of the City did by vote of 8 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 supercede 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

Justin Schleyer  
Printed Name

24 Jan 23  
Date Signed

→   
Owner Signature

Jessica L Schleyer  
Printed Name

24 Jan 23  
Date Signed

DATED this 5<sup>TH</sup> day of JUNE, 2023.

CITY OF TROY, ILLINOIS:

  
Mayor, City of Troy

  
City Clerk, City of Troy



DocId:8851758

Tx:4583271

Return To: *2221420-charge*  
 Community Title Shiloh, LLC  
 1207 Thouvenot Lane, Suite 800  
 Shiloh, IL 62269

2023R03431  
 STATE OF ILLINOIS  
 MADISON COUNTY  
 02/07/2023 12:39 PM  
 LINDA A. ANDREAS  
 CLERK & RECORDER  
 REC FEE: 51.00  
 CO STAMP FEE: 275.00  
 ST STAMP FEE: 550.00  
 RHSPS FEE: 9.00  
 # OF PAGES: 4

\_\_\_\_\_  
 THE ABOVE SPACE FOR RECORDER'S USE ONLY

### TRUSTEE'S DEED

THIS INDENTURE, made this 31st day of January, 2023, between

Grantor hereunder: **Lois A. Staley, as Trustee utta dated March 7, 1997, known as the Lois A. Staley Trust as amended**

And, Grantee hereunder: **Justin Schleyer and Jessica Schleyer, husband and wife, not as tenants in common but as joint tenants with right of survivorship**

whose address is **1027 North Beau Jardin Circle, Derby, KS 67037**

WITNESSETH, That Grantor in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantee, the following described real estate, situated in **Madison** County, Illinois and commonly known as:

**10 Rachael Court, Troy IL 62294**

**See Exhibit A for Legal Description**

together with the hereditaments, tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee, and his, her or their heirs and assigns forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof and all unpaid taxes and special assessments now, or hereafter to be made, a charge or lien against said premises.

*DR*

IN WITNESS WHEREOF, said Grantor, as trustee, has hereunto set her hand and seal this 31st day of January, 2023.

Lois A. Staley  
Lois A. Staley

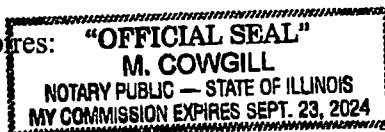
Not personally but as Trustee as Aforesaid

STATE OF ILLINOIS )  
COUNTY OF St Clair ) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Lois A. Staley Trustee(s) under the provisions of a trust agreement dated March 7, 1997, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument of writing as his, her, their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of January, 2023.

My commission expires:



M Cowgill

Notary Public

THIS INSTRUMENT PREPARED BY	FUTURE TAX BILLS should be sent to:
Mottaz Law Office 2600 D. State Street Alton, IL 62002	Justin Schleyer and Jessica Schleyer 10 Rachael Court Troy IL 62294

**PLEASE RETURN THIS DOCUMENT TO:**

Re: Z221420

Community Title Shiloh, LLC  
1207 Thouvenot Lane, Suite 800  
Shiloh, IL 62269

## Exhibit A

Lot 24 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 any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.**

Situated in Madison County, Illinois.

PIN: 10-2-16-34-03-303-005





THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY  
AFFIDAVIT TO COMPLY WITH PLAT ACT AND TRACT  
SURVEY REQUIREMENTS

Affiant is (agent for) (an officer of) (one of) the grantor(s) in a (deed) (lease) (contract) transferring interest in the real estate described in the accompanying document. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

☒ 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:

- |  |  |
|--|--|
| <input type="checkbox"/> 1. A DIVISION OR SUBDIVISION OF LAND INTO TRACTS OF 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; | <input type="checkbox"/> 5. A CONVEYANCE OF LAND OWNED BY A PUBLIC UTILITY NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;   |
| <input type="checkbox"/> 2. A DIVISION OR LOTS OR BLOCKS OF LESS THAN 1 ACRE IN A RECORDED SUBDIVISION NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;   | <input type="checkbox"/> 6. A CONVEYANCE OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSE OR RELATING TO A DEDICATION OF LAND FOR OR VACATION OF LAND SUBJECT TO A PUBLIC USE;  |
| <input type="checkbox"/> 3. A SALE OR EXCHANGE OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND;  | <input type="checkbox"/> 7. A CONVEYANCE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCE;   |
| <input type="checkbox"/> 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;  | <input type="checkbox"/> 8. THE SALE OR EXCHANGE OF PARCELS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN 2 PARTS OF A PARCEL EXISTING ON 7/17/59 AND INVOLVING NO NEW STREETS OR EASEMENTS OF ACCESS;  |
|  | <input type="checkbox"/> 9. THE SALE OF A SINGLE LOT/TRACT LESS THAN 5 ACRES FROM A LARGER TRACT. (EXCEPTION ONLY APPLIES TO THE 1ST LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73). (THE SINGLE TRACT OF LESS THAN 5 ACRES MUST HAVE BEEN SURVEYED BY AN ILLINOIS REGISTERED LAND SURVEYOR WHOSE SURVEY MUST HAVE BEEN RECORDED OR 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 penalties of perjury I swear that the statements contained here are true and correct.

Lois A. Staley, as Trustee utd dated  
March 7, 1997, known as the Lois A.  
Staley Trust as amended

X

By: MCS

Lois A. Staley

Date: 1/31/23

Z221420

Subscribed and sworn to before me:

Rose Harris

Rose Harris  
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 Officials Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

END OF DOCUMENT

Municipal Planning Officials Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_



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 deposit and completed application for water. In order for water services to be continued Petitioners have until 2-20-23 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 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 Pre-Annexation along with required documentation by 2-20-23.

Property Address: 10 Rachael Ct Troy, IL 62294

Signed: \_\_\_\_\_

  
(Property Owners)

Dated: 1-20-2023

Accepted by: M. W. Johnson  
(City of Troy Representative)

# 10 Rachael Court



Service Layer Credits

Author: Copyright: Michael County Government

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Scale: 1:10000

Time: 8:41 AM

**Troy Times Tribune**

**Legal Notice**

Run Date(s): May 25, 2023

**Certificate of Publication**

The **Troy Times Tribune** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Troy**, county of **Madison**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in **Troy Times Tribune**, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 5/25 and the last publication was 5/25.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By:

mzo  
Registered Agent

Date: 5/30/2023

Publication Charge: \$ 14.40

A Public Hearing will be held on Monday, June 5, 2023, at 6:20 p.m. (or immediately following the previous meeting) at Troy City Hall, 116 E. Market Street, Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by: Justin and Jessica Schleyer, 10 Rachael Court - Troy, IL 62294 (parcel no 10-2-16-34-03-303-005). At this time, any and all proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard. City Clerk Kimberly Thomas 5/25c

**END OF DOCUMENT**