



DocId:8985662

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**RETURN TO:**

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

2025R20822  
STATE OF ILLINOIS  
MADISON COUNTY  
07/30/2025 10:37 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 11

**CITY OF TROY**

**ORDINANCE 2025 – 24**

SD

CTM

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**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER  
SERVICE AND PRE-ANNEXATION AGREEMENT  
(158 Pebblebrook Lane, Troy)**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 19<sup>th</sup> DAY OF MAY, 2025**

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DR

**ORDINANCE NO. 2025-24**

**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 Angela Lange (STEELECREST COUNTRY ESTATES 7TH ADDN LOT 119; PPID 09-2-22-15-14-302-038, and commonly known as 158 Pebblebrook Lane, 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 19<sup>th</sup> day of May 2025, 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.

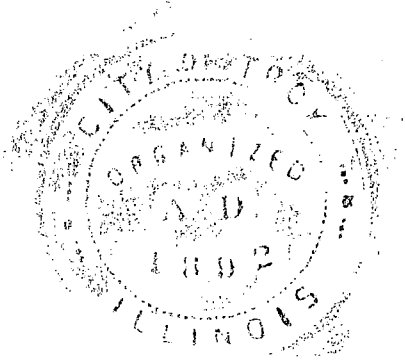
**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, COUNTY OF MADISON, STATE OF ILLINOIS**, as follows:

**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 a two-thirds vote of the corporate authorities of the City of Troy, Illinois, and approved by the Mayor on the 19<sup>th</sup> day of May, 2025.

Aldermen:	Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes: <u>5</u>
	Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	
	Elizabeth Hellrung	<u>✓</u>	Tony Manley	<u>ABSENT</u>	Nays: <u>0</u>
	Nathan Henderson	<u>✓</u>	Troy Turner	<u>ABSENT</u>	



APPROVED: *David Nonn*  
By: DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:  
By: *Kimberly Thomas*  
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois

# 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 19<sup>TH</sup> day of MAY, 2025, 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 19<sup>TH</sup> day of MAY, 2025, the corporate authorities of the City did by vote of 5 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.

Angela Lange  
Owner Signature

Angela Lange  
Printed Name

12/16/2024  
Date Signed

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

DATED this 19<sup>TH</sup> day of MAY, 2025.

CITY OF TROY, ILLINOIS:

[Signature]  
Mayor, City of Troy

[Signature]  
City Clerk, City of Troy



## WARRANTY DEED

144771

THIS INDENTURE WITNESSETH, that the Grantors, JOSEPH M. SCHMITT AND ERIN E. SCHMITT FKA ERIN E. HOKANSON, HUSBAND AND WIFE, 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 ANGELA LANGE, MARRIED WOMAN,

whose address is:

the following described real estate, to-wit:

Lot 119 in Seventh Addition to Steelecrest Country Estates, a subdivision according to the plat thereof recorded in Plat Cabinet 57 Page 124, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Commonly known as: 158 Pebblebrook Lane, Troy, IL 62294

Permanent Parcel No. 09-2-22-15-14-302-038

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

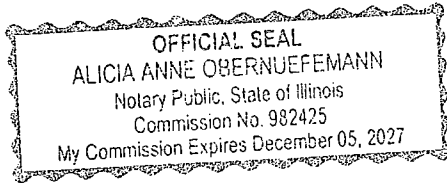
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

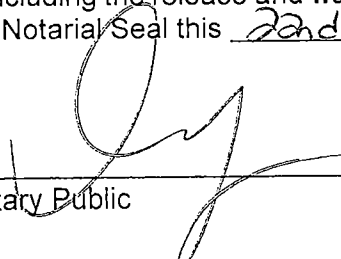
Dated this 22 day of November, 2024.

  
\_\_\_\_\_  
JOSEPH M. SCHMITT

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 JOSEPH M. SCHMITT, personally known to me to be the same person whose name is 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 22nd day of November, 2024.



  
\_\_\_\_\_  
Notary Public

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

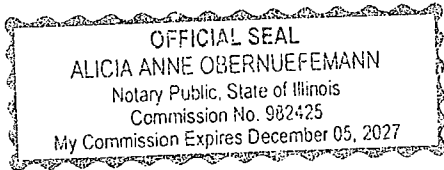
Dated this 22 day of November, 2024.

*Erin E. Schmitt*

ERIN E. SCHMITT  
FKA ERIN E. HOKANSON

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 ERIN E. SCHMITT FKA ERIN E. HOKANSON, personally known to me to be the same person whose name is 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 22 day of November, 2024.



*[Signature]*  
\_\_\_\_\_  
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.

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

\_\_\_ 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.

\_\_\_ 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.

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

\_\_\_ 7. A conveyance made to correct a description in prior conveyance.

\_\_\_ 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.

\_\_\_ 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.

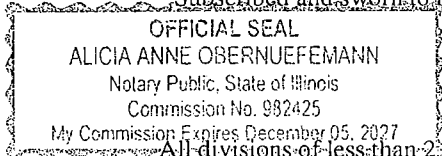
\_\_\_ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1<sup>st</sup> tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land 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 Erin Schmitt SIGNATURE: [Signature] DATE: 11/22/24, 2024  
(Please Print)

Subscribed and sworn to before me this 22 day of November, 2024



[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)



**PRE-ANNEXATION  
REQUIREMENTS**

Everything Within Reach

**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 DEC 22 2024 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 DEC 22 2024.

Property Address: 158 Pebblebrook Ln

Signed: Angela Lange  
(Property Owner)

Dated: 11/22/2024

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

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

Accepted by: [Signature]  
(City of Troy Representative)

