



DocId:8986302

Tx:4661925

Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2025R21092
STATE OF ILLINOIS
MADISON COUNTY
08/01/2025 09:41 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 14



50 CTY

Ordinance No. 2025 - 27

AN ORDINANCE Annexing and Zoning Certain Territory

To and In the City of Troy, Madison County, Illinois

(Namely, 643 East US Highway 40
Owned by Triad Community Unit School District #2)

WHEREAS, Triad Community Unit School District #2 c/o Jason Henderson, petitioner/owner of certain territory also known as 643 East US Highway 40 (parcel numbers 09-1-22-10-00-000-021). 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; and

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.

DR

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 643 East US Highway 40, 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 19th day of May, 2025.


Aldermen:

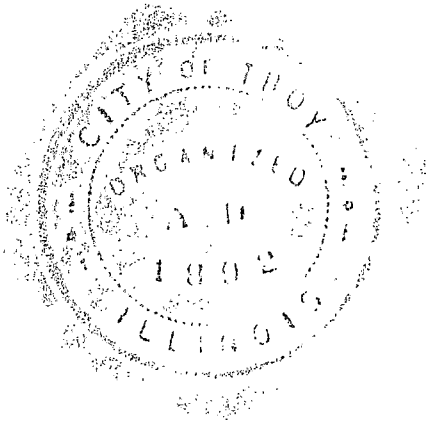
Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>5</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Tony Manley	<u>ABSENT</u>	Absent:	<u>3</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>ABSENT</u>	Abstain:	<u>0</u>

APPROVED:

By: 
 DAVID NONN, Mayor
 City of Troy, Illinois

ATTEST:

By: 
 KIMBERLY THOMAS, Clerk
 City of Troy, Illinois



MAPS & PLATS

Survey Required
 For Recording

Initials AE

DOC 2025R21092 Pg 2 of 14
 Date 11/30/2025



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

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

Name Jason Henderson

Address 643 E. US Highway 40

Phone Number (618) 667-5400

Email Jason.henderson@towsd2.org

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)

Jason Henderson on behalf of Trad
Community Unit District 2
Signature of Owner

Signature of Co-Owner

Jason Henderson
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 Jason Henderson 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.

Notary Seal



Given under my hand and Notarial Seal this 4th day
of April, 2025

Andrea D. Lambert
Notary Public

General Warranty Deed

This Instrument Prepared By:

Ryan M. Prisock, Esq.
Lewis Rice LLC
600 Washington Ave., Ste. 2500
St. Louis, MO 63101

After Recording Mail Deed and
Send Future Tax Bills to:

Triad Community Unit School District #2
Attn: Jason Henderson
203 E. Throp Street
Troy, IL 62294

GENERAL WARRANTY DEED

STATE OF ILLINOIS)
)
COUNTY OF MADISON)

THIS INDENTURE, made as of March 28, 2025 between THOMAS A. EILERS, SR., a married individual, and THOMAS EILERS, JR. and MORGAN N. EILERS, as husband and wife, with an address of 17 Doug Drive, St. Jacob, IL 62281 (herein collectively called "Grantor"), and TRIAD COMMUNITY UNIT SCHOOL DISTRICT #2, with an address of 203 E. Throp Street, Troy, IL 62294 (herein called "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, all that certain land situated in Madison County, Illinois, to wit:

Part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois more particularly described as follows: Beginning at the Southeasterly corner of above described Quarter Quarter; thence North along the East line of said Quarter Quarter 144 feet to the Southerly right of way line of Federal Aid Route No. 12, also known as U.S. Route No. 40; thence North 89 degrees 35 minutes West along said right of way 565.1 feet to a point which will be called the point of beginning of tract herein described; thence South 19 degrees 55 minutes West 180.9 feet to the Southerly line of above mentioned Quarter Quarter; thence South 87 degrees 10 minutes West along said Southerly line 244.5 feet, more or less, to a stone; thence North 0 degrees 19 minutes West 180.3 feet to a concrete right of way marker on the Southerly right of way line of said Federal Aid Route No. 12; thence South 89 degrees 35 minutes East along said right of way line 306.5 feet, more or less to the point of beginning in Madison County, Illinois; excepting therefrom the coal, gas, oil and other mineral rights conveyed, excepted or reserved in prior conveyances, if any; situated in the County of Madison and State of Illinois;

Parcel No.: 09-1-22-10-00-000-021

Commonly known as: 643 E. US Highway 40, Troy, IL 62294

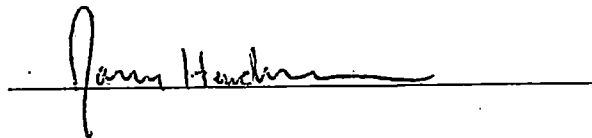
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth on EXHIBIT "A" attached hereto and made a part hereof. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Property is not the homestead property of Thomas A. Eilers, Sr. or his spouse.

This Property is exempt under the provisions of paragraph (b) of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45.



[SIGNATURE AND NOTARY ACKNOWLEDGMENT ON THE FOLLOWING PAGE]

EXHIBIT "A"
Permitted Exceptions

Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

Right of Way Easement Agreement dated May 4, 2001 and recorded May 14, 2001 as Document No. 2001R22131 in Book 4430 Page 2182 executed between Charles T. Bordoli and Dotty J. Bordoli and American Fiber Touch, LLC.

Partial Assignment of Easements from America Fiber Touch, LLC to AT&T Corp., dated December 13, 2002 and recorded September 17, 2003 as Document No. 2003R71612 in Book 4606 Page 6531 which assigns the easement recorded as Document No. 2001R22131.

Easement dated May 4, 1931 and recorded May 21, 1931 made by George L. Huesmann and Lillie Huesmann to Illinois Power and Light Corporation for an electric transmission and distribution line and appurtenances and all right thereto and terms thereof.

Easement granted to Illinois Power Co., disclosed by instrument recorded in Book 1001 Page 324.

Release for Freeway dated July 10, 1950 and recorded September 14, 1950 in Book 1227 Page 309 made by Horace Dalton Vester and Hautie Vester to the State of Illinois together with all rights of access, crossing, light, air and view and all rights thereto and terms thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

GRANTOR

By: Thomas A Eilers SR
Name: THOMAS A. EILERS, SR.

STATE OF IL)
COUNTY OF Madison)

I, Sheri L Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas A. Eilers, Sr. personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act the uses and purposes therein set forth.

Given under my hand and notarial seal this 27 day of March, 2025.



Sheri L Johnson
Notary Public

My Commission expires: 12/2/26

(NOTARY SEAL)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

GRANTOR

By: [Signature]
Name: THOMAS EILERS, JR.,

By: [Signature]
MORGAN N. EILERS, as Thomas Eilers, Jr.'s spouse, who is executing this deed solely to waive and release any and all homestead rights in the Property

STATE OF IL)
COUNTY OF Madison)

I, Sheril L Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Eilers, Jr. and Morgan N. Eilers, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and for the uses and purposes therein set forth.

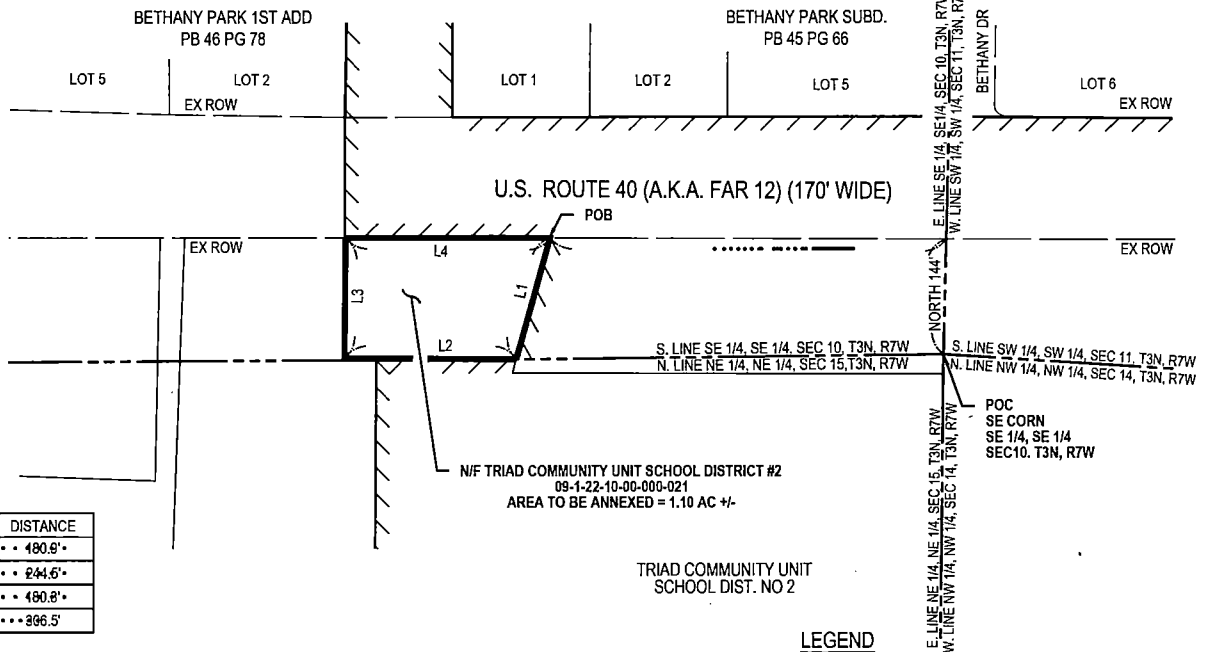
Given under my hand and notarial seal this 28 day of March, 2025.

Notary Public
My Commission expires: 12/2/26

(NOTARY SEAL)



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



LINE TABLE

LINE	BEARING	DISTANCE
L1	480.8'
L2	244.6'
L3	480.8'
L4	306.5'

N/F TRIAD COMMUNITY UNIT SCHOOL DISTRICT #2
 09-1-22-10-00-000-021
 AREA TO BE ANNEXED = 1.10 AC +/-

TRIAD COMMUNITY UNIT
 SCHOOL DIST. NO 2

LEGEND

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



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

William A. Mueller 05/08/2025
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2026



ANNEXATION PLAT
 643 E U.S. HIGHWAY 40
 CITY OF TROY, IL

PROJECT NO.:
 15062.002
 DATE:
 05/07/2025
 REVISION:

EXHIBIT:
A

643 E. U.S. Highway 40

Annexation Legal Description

Owner: Triad Community Unit School District #2

Parcel: 09-1-22-10-00-000-021

Part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows:

Beginning at the Southeasterly corner of above described Quarter Quarter; thence North along the East line of said Quarter Quarter 144 feet to the Southerly right of way line of Federal Aid Route No. 12, also known as U.S. Route No. 40; thence North 89 degrees 35 minutes West along said right of way 565.1 feet to a point which will be called the point of beginning of tract herein described; thence South 19 degrees 55 minutes West 180.9 feet to the Southerly line of above mentioned Quarter Quarter; thence South 87 degrees 10 minutes West along said Southerly line 244.5 feet, more or less, to a stone; thence North 0 degrees 19 minutes West 180.3 feet to a concrete right of way marker on the Southerly right of way line of said Federal Aid Route No. 12; thence South 89 degrees 35 minutes East along said right of way line 306.5 feet, more or less to the point of beginning in Madison County, Illinois; excepting therefrom the coal, gas, oil and other mineral rights conveyed, excepted or reserved in prior conveyances, if any; situated in the County of Madison and State of Illinois.



PETITION FOR THE ANNEXATION
OF 643 EAST US HIGHWAY 40
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 **643 E US Highway 40, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-1-22-10-00-000-021** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 19, 2025, 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.

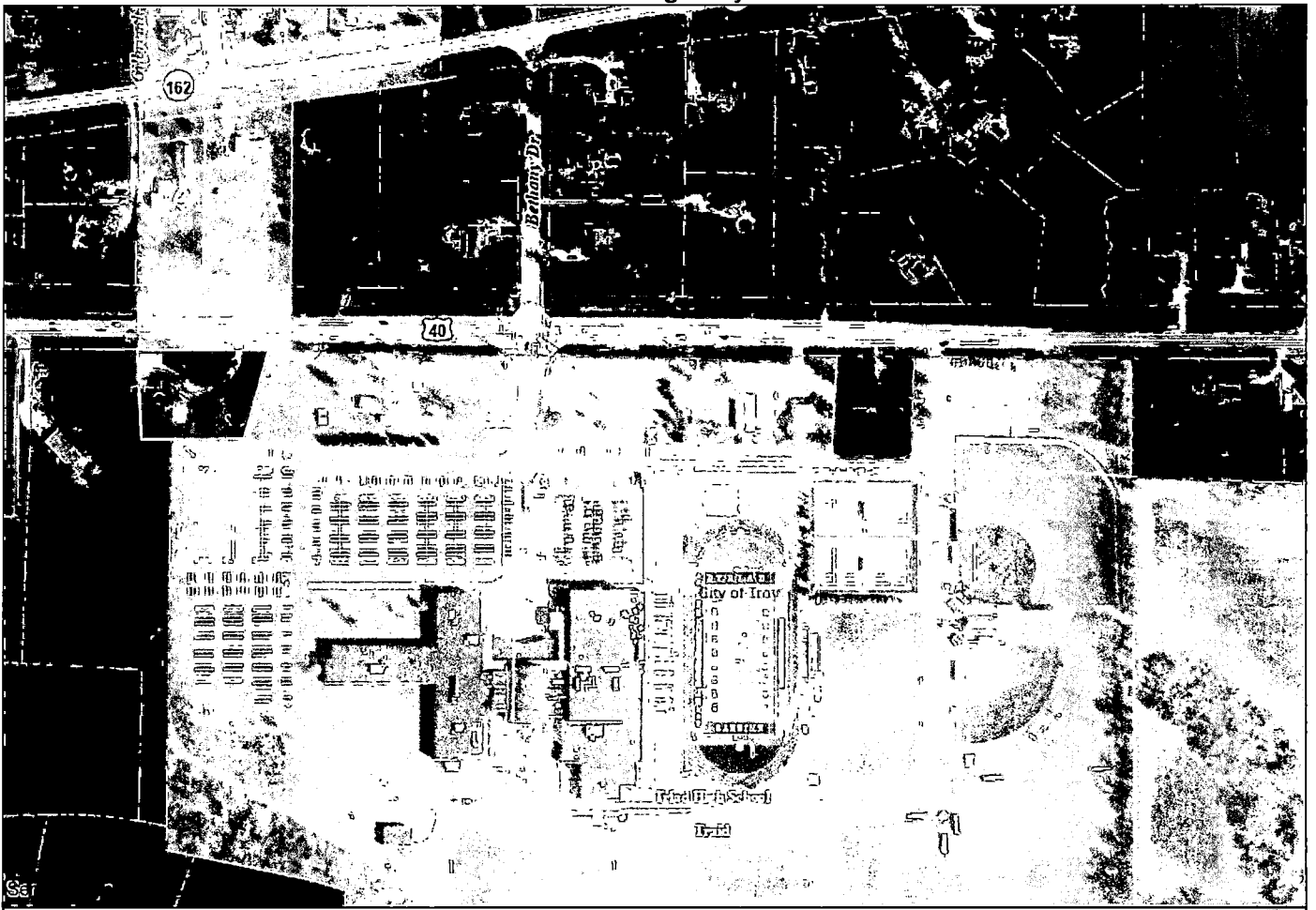
Dated: 04/14/25

Linda Taake,
Building & Zoning
Administrative Coordinator

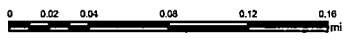
Building & Zoning Department
116 E. Market Street
Troy, Illinois 62294

(618)667-8734 ext. 4
buildingzoning@troyil.us - email
www.troyil.us

643 East US Highway 40



Author:
Copyright: Madison County Government



Date: 4/14/2025
Time: 10:54 AM



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 for the City of Troy, Illinois, 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 2025- 27 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (643 East US Hwy 40) owned by Triad Community Unit District #2 c/o Jason Henderson** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15th day of April 2025:

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

Allen Adomite
Jarvis Township Supervisor
500 Lakewood Drive
Troy, Illinois 62294

Ryan Cunningham
Troy Fire Protection District
112 Reagan Dr.
Troy, Illinois 62294

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

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

Michael Cushing
Troy Fire Protection District
27 Stonebrooke
Troy, Illinois 62294

Katie Devany
Tri-Township Library
1 Autumn Oaks
Troy, Illinois 62294

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

Ron Hahn
Troy Fire Protection District
555 Berkshire Drive
Troy, IL 62294

Katie Seranno
Tri-Township Library
13 Oakbrooke
Troy, Illinois 62294

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

Charles Murphree
Troy Fire Protection District
617 Buckingham Drive
Troy, Illinois 62294

Liz Compton
Tri-Township Library
10 Autumn Oaks
Troy, Illinois 62294

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

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

