



DocId:3013000

Tx:4678070

RETURN TO:

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

2026R02194
STATE OF ILLINOIS
MADISON COUNTY
01/23/2026 09:26 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 2026 – 09**

CTY 515

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER
SERVICE AND PRE-ANNEXATION AGREEMENT
(509 Coventry Road)**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 20th DAY OF JANUARY, 2026**

ORDINANCE NO. 2026-09

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 Emily and Yeongcheol Won – BETHANY FARMS LOT 25; PPID 09-2-22-10-00-000-034, and commonly known as 509 Coventry Road, 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 20th day of January 2026, 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.

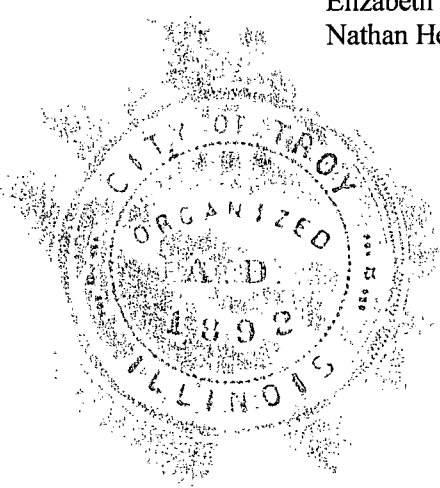
SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by a two-thirds vote of the corporate authorities of the City of Troy, Illinois, and approved by the Mayor on the 20th day of January, 2026.

Aldermen:	Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes: <u>7</u>
	Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	
	Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Nays: <u>0</u>
	Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	

APPROVED: David Nonn
By: David Nonn
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

Property Address: 509 Coventry Rd, Troy, IL 62294

Resident: Yeonacheol Won

Resident: Emily Won

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 20TH day of JANUARY, 2026, 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 20TH day of JANUARY, 2026, the corporate authorities of the City did by vote of 7 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.

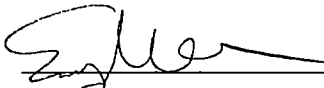


 Owner Signature

Yeongcheol Won

 Printed Name

 Date Signed



 Owner Signature

Emily Won

 Printed Name

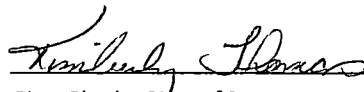
 Date Signed

DATED this 20TH day of JANUARY, 2026.

CITY OF TROY, ILLINOIS:



 Mayor, City of Troy



 City Clerk, City of Troy



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DocId:9005387
Tx:4673494

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO INDIVIDUAL**

Pinnacle Title Agency, LLC
108 West State Street
O'Fallon, IL 62269
File # 17486-25

PTAX-053838

2025R33867
STATE OF ILLINOIS
MADISON COUNTY
12/03/2025 10:00 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 175.00
ST STAMP FEE: 350.00
RHSPS FEE: 18.00
OF PAGES: 4

PINNACLE TITLE: PTA-17486-25

70.00
Cr# 7409

THE GRANTOR(S) **Cheryl Creasy, a single person, GRANTOR**, whose address is 319 Jarvis Court, #3A, Troy, IL 62294, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS TO Emily Won and Yeongcheol Won, a married couple, GRANTEES**, whose address is 509 Coventry Road, Troy, IL 62294, all interest in the following described Real Estate situated in the County of Madison, in the State of Illinois, to wit:

Lot 25 in Bethany Farms, a subdivision according to the plat thereof recorded in Plat Book 46 at Page 101, in Madison County, Illinois.

Except any interest in the coal, oil, gas, and other minerals 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 the County of Madison, State of Illinois.

PRIOR DEED REFERENCE: 2019R27719

Real Estate Index #: 09-2-22-10-00-000-034
Commonly Known As: 509 Coventry Road
Troy, IL 62294

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

DATED THIS 1st day of December, 2025.

Handwritten initials

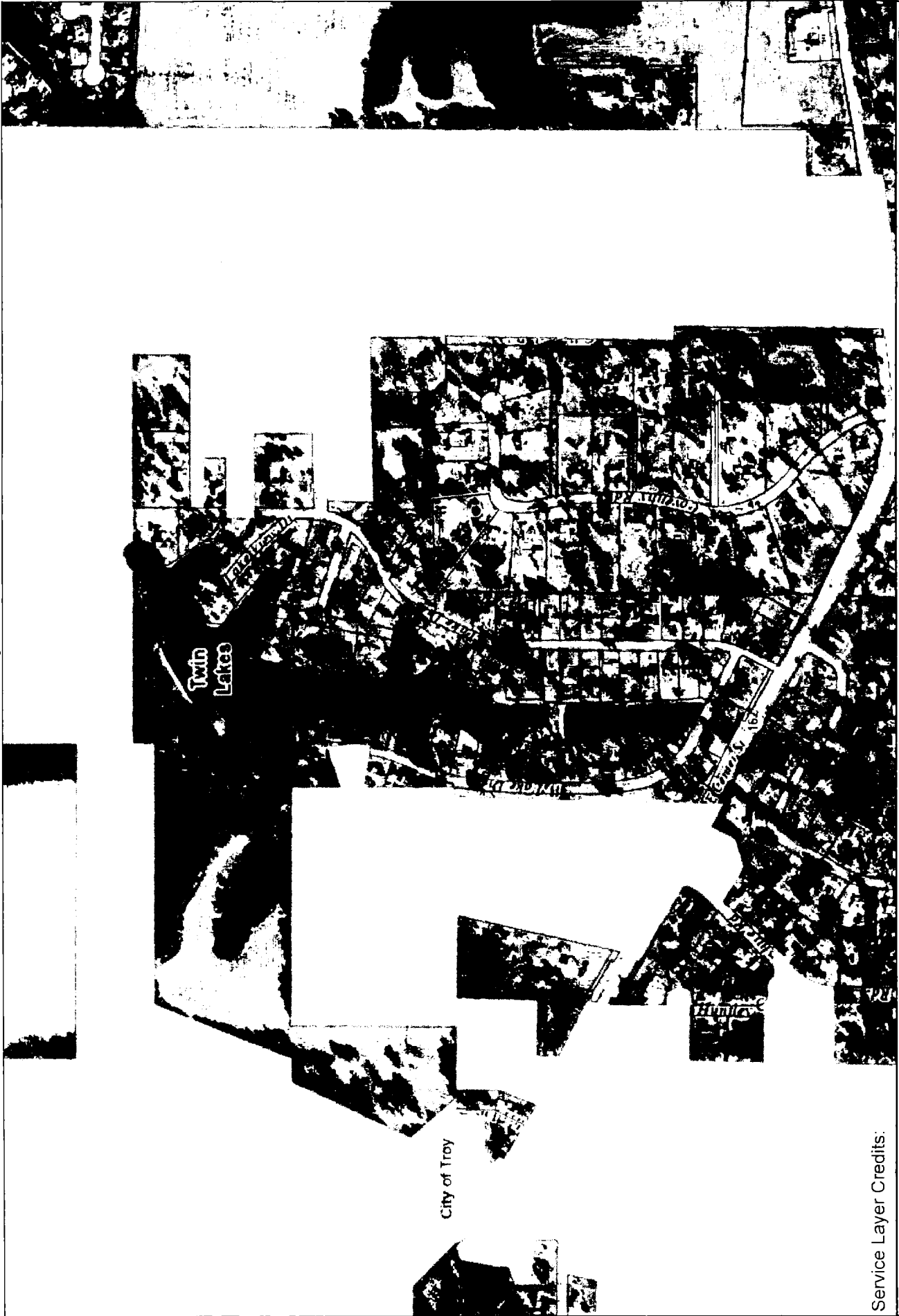
Prepared without advice or counsel by:
Bruce R. Bartlett, Attorney at Law
Registration #:6226602
222 S. Central Ave., Ste. 550
St. Louis, MO 63105

Mail to:
Pinnacle Title Agency, LLC
108 West State Street
O'Fallon, IL 62269

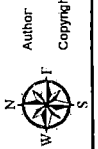
Name & Address of Taxpayer:

Emily and Yeongcheol Won
509 Coventry Road
Troy, IL 62294

509 Coventry Road



Service Layer Credits:



Author
Copyright Madison County Government



Date: 12/24/2025
Time: 9:53 AM




CERTIFICATE OF PUBLICATION

State of Illinois)
County of Madison)

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published once a week for 1 successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Troy, in said County and State, by Scott J. Hoskins, its publisher, and that the first insertion was made in the paper published on the 1 day of January, 2026 A.D., and said newspaper was regularly published for six months prior to date of first publication of said notice.

Printer's Fee - \$ 16.00

TIMES-TRIBUNE

By: 
Troy, IL January 1, 2026 A.D.

NOTICE OF PUBLIC HEARING

January 20, 2026

A Public Hearing will be held on Tuesday, January 20, 2026, 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: Emily & Yeongheol Won - 509 Coventry Road- Troy, IL - 62294 (parcel no 09-2-22-10-00-000-034). At this time, any proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

- City Clerk Kim Thomas

END OF DOCUMENT