



DocId:9021789

Tx:4683573

Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois
62294

2026R08093
STATE OF ILLINOIS
MADISON COUNTY
03/20/2026 09:19 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSFS FEE:
OF PAGES: 15



CTY 50

Ordinance No. 2026 - 17

AN ORDINANCE Annexing and Zoning Certain Territory

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

(Namely, 105 Elmer Street - rear parcel
Owned by Alyssa M. Crum and Nicholas F. Capriotti)

WHEREAS, Alyssa M. Crum and Nicholas F. Capriotti, petitioners/owners of certain territory also known as 105 Elmer Street (parcel numbers 09-1-22-04-19-401-010) Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, has 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 no 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.

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 105 Elmer Street, 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 for 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.

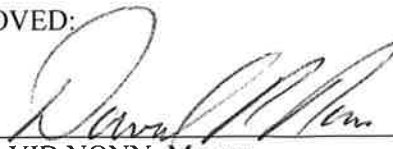
SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

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 2nd day of March, 2026.

Aldermen:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>7</u>
Tim Flint	<u>ABSENT</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>1</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:

By: 
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: 
KIMBERLY THOMAS, Clerk
City of Troy, Illinois



Exhibit B



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name NICHOLAS CAPRIOTTI Address 105 ELMER ST TROY, IL 62294

Phone Number (217) 381-7297 Email CAPPY724@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 "A" 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 "A" 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)

Nicholas Capriotti
Signature of Owner

NICHOLAS CAPRIOTTI
Printed Name of Owner

Alyssa Crum
Signature of Co-Owner

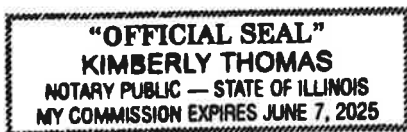
Alyssa Crum
Printed Name of Co-Owner

* * * * *

State of Illinois) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify
) that NICHOLAS CAPRIOTTI & ALYSSA CRUM 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 13TH day of MAY, 2024

Notary Seal



Kimberly Thomas
Notary Public

OFFICE USE ONLY:

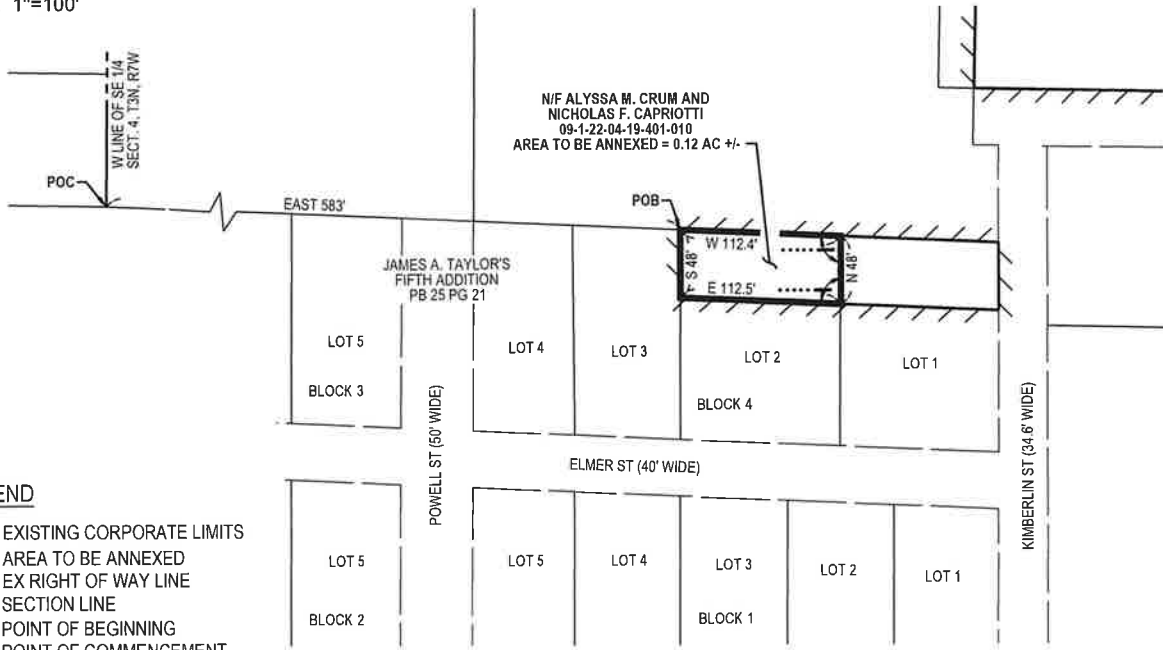
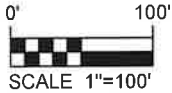
Date Received: _____ at _____ : _____ a.m./p.m. by _____

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*

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2026-17
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 4,
 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
- 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 02/18/2026
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2026


 OATES ASSOCIATES	ANNEXATION PLAT 105 ELMER ST CITY OF TROY, IL	PROJECT NO.: 15062.002	EXHIBIT: A
		DATE: 02/18/2026	
		REVISION:	

Exhibit A

Annexation Legal Description

Owner: Alyssa M. Crum and Nicholas F. Capriotti

Parcel: 09-1-22-04-19-401-010

A tract of land in the Southeast Quarter (SE1/4) of Section 4 Township 3 North Range 7 West of the Third Principal Meridian more fully described as follows:

Beginning at a point on the North Line of James A. Taylor's Fifth Addition; said point being a distance of 583 feet East of the intersection of the West Line of the Southeast Quarter (SE1/4) of Section 4 Township 3 North Range 7 West of the Third Principal Meridian and the North Line of James A. Taylor's Fifth Addition; from said point of beginning (which is also the Northeast (NE) corner of Lot 3, Block 4, James A. Taylor's Fifth Addition), thence South 48 feet to a point at the Northwest (NW) corner of Lot 2, Block 4, James A. Taylor's Fifth Addition, thence East a distance of 112.5 feet along the North line of Lot 2, Block 4, James A. Taylor's Fifth Addition, thence North at an angle of 87 degrees 30 minutes for a distance of 48 feet, thence West at an angle of 92 degrees 30 minutes for a distance of 112.4 feet to the point of beginning and consisting of 1/8 acre more or less and situated in Madison County, State of Illinois and subject to all easements, liens and restrictions of records.

MAPS & PLATS

Survey Required
For Recording

Initials AE

Date 3/19/2020

105 Elmer Street (rear parcel)



Service Layer Credits:



Date: 1/28/2026
Time: 10:33 AM

Author:
Copyright: Madison County Government



2024R08622
STATE OF ILLINOIS
MADISON COUNTY
04/04/2024 12:12 PM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 110.00
ST STAMP FEE: 220.00
RHSP5 FEE: 18.00
OF PAGES: 2

This Document Prepared By:

Benchmark Title, a div of
Fidelity National Title Company, LLC
1124 Hartman Lane
Shiloh, IL 62221

Mail Tax Statements To:

Alyssa M. Crum and Nicholas F.
Capriotti
105 Elmer St
Troy, IL 62294-1107

After Recording Mail To:

Benchmark Title, a div. of Fidelity
National Title Company, LLC
1124 Hartman Lane
Shiloh, IL 62221

PTAX-044190

(ABOVE SPACE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED
(Corporation to Individual)

Center House Holdings LLC, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Illinois for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Alyssa M. Crum, a single person and Nicholas F. Capriotti, a single person ("Grantee"), of 105 Elmer St, Troy, IL 62294-1107, all interest in the following described real estate, with any improvements thereon situated in the County of Madison, State of Illinois ("Property"):

For APN/Parcel ID(s): 09-2-22-04-19-401-008

Lot 2 Block 4 of James A. Taylor's Fifth Addition Troy, Illinois more fully described as follows: A tract of land situated in the Southeast Quarter (SE 1/4) of Section Four (4) Township Three (3) North, Range Seven (7) West of the Third Principal Meridian as shown on the accompanying Plat thereof and recorded in the Recorder's Office of Madison County, Illinois in Plat Book 25 Page 21.

Situated in the County of Madison, State of Illinois.

Permanent Index No.: 09-2-22-04-19-401-008
Common Address: 105 Elmer St, Troy, IL 62294-1107
Prior Deed Reference: 2024R00339

Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, all mineral interests previously reserved or conveyed, and any facts or exceptions which an accurate survey or inspection of the Property would show.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the Grantee, and to the heirs and assigns of the Grantee forever.

The Grantor covenants that the Grantor and its heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to the Property unto the Grantee, and the heirs and assigns of the Grantee forever against the lawful claims of all persons claiming by, through or under the Grantor but none other, excepting, however, the general taxes for the year of 2023 and thereafter, and special taxes becoming a lien after the date of this Deed.

SPECIAL WARRANTY DEED
(Corporation to Individual)
(continued)

Dated as of the 1st day of April, 2024.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Center House Holdings LLC


By: Michael Romshek
Title: Manager

STATE OF Illinois
COUNTY OF St Clair

On the 2nd day of April, 2024, before me, a Notary Public in and for said State, personally appeared Michael Romshek proven to be the Manager of Center House Holdings LLC, who did execute the within instrument on behalf of said corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and seal


Notary Public
My Commission Expires: _____



(SEAL)

This Document Prepared By:
Caroline Stephens, Esq.
Benchmark Title
1124 Hartman Lane
Shiloh, IL 62221

Mail Tax Statements To:
Alyssa M. Crum and
Nicholas F. Capriotti
105 Elmer St.
Troy, IL 62294-1107

After Recording Mail To:
Benchmark Title
1124 Hartman Lane
Shiloh, IL 62221

2024R24047
STATE OF ILLINOIS
MADISON COUNTY
08/30/2024 11:51 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 3

(ABOVE SPACE FOR RECORDER'S USE ONLY)

QUIT CLAIM DEED

THE GRANTOR, **David W. Kueker, a single person**, 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, QUIT CLAIMS to **Alyssa M. Crum, a single person and Nicholas F. Capriotti, a single person**, whose address is 105 Elmer St, Troy, IL 62294-110, all interest in the following described real estate, with any improvements thereon ("Property"):

A tract of land in the Southeast Quarter (SE1/4) of Section 4 Township 3 North Range 7 West of the Third Principal Meridian more fully described as follows:

Beginning at a point on the North Line of James A. Taylor's Fifth Addition; said point being a distance of 583 feet East of the intersection of the West Line of the Southeast Quarter (SE1/4) of Section 4 Township 3 North Range 7 West of the Third Principal Meridian and the North Line of James A. Tylor' Fifth Addition; from said point of beginning (which is also the Northeast (NE) corner of Lot 3, Block 4, James A. Taylor's Fifth Addition), thence South 48 feet to a point at the Northwest (NW) corner of Lot 2, Block 4, James A. Taylor's Fifth Addition, thence East a distance of 112.5 feet along the North line of lot 2, Block 4 James A. Taylor's Fifth Addition, thence North at an angle of 87 degrees 30 minutes for a distance of 48 feet, thence West at an angle of 92 degrees 30 minutes for a distance of 112.4 feet to the point of beginning and consisting of 1/8 acre more or less and situated in Madison County, State of Illinois and subject to all easements, liens and restrictions of records.

Situated in the County of Madison, State of Illinois.

Informational Notes:
Permanent Index Number: 09-1-22-04-19-401-010
Common Address: Unknown Road (vacant lot)
Troy, IL 62294

Prior Deed Reference: Book 3193 Page 893

Subject, however, to the general taxes for the year of **2022** and thereafter, to all covenants, encumbrances, matters, restrictions, conditions, exceptions, liens and instruments of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, all mineral interests previously reserved or conveyed, and any facts or exceptions which an accurate survey or inspection of the Property would show.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

Dated this 09 day of August, 2024.

David W. Kueker
By: David W. Kueker

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS, 200/31-45)"	
<u>09/24</u>	<u>David W. Kueker</u>
Date	Buyer, Seller or Representative

STATE OF ILLINOIS)
)
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **David W. Kueker, a single person**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 09 day of August, 2024.

[Signature]
Notary Public





PETITION FOR THE ANNEXATION
OF 105 ELMER (REAR PARCEL)
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 **105 Elmer Street, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-1-22-04-19-401-010** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on **Monday, March 2, 2026**, 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: 01/27/26

Ann Byrd, Building & Zoning Director

105 Elmer Street (rear parcel)



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

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

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 2026-17** An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (105 Elmer Street- rear parcel) owned by Alyssa M. Crum and Nicholas F. Capriotti;
 - **ORDINANCE NO 2026-18** An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (210 Hazel Street) owned by Michael Stallons and Jan Stallons;
 - **ORDINANCE NO 2026-19** An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (713 Cheshire Road) owned by Seth Grooms and Stephanie Grooms;
 - **ORDINANCE NO 2026-20** An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1102 Troy Road, Collinsville) Edward J. Fayollat and Francine M. Johnston;
 - **ORDINANCE NO 2026-21** An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1237 Springvalley Road) owned by Frederic Hudson and Pamela Hudson;and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 28th day of January 2026:

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

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

Lonnie Meier
Troy Fire Protection District
7916 Bouse Road
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

Pam Mumper
Jarvis Township Assessor
7948 W Kirsch Road
Troy, Illinois 62294

Ronald 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

Elizabeth Mascote
Tri-Township Library
4 Forest Knoll Ct
Troy, Illinois 62294

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

Ameren Services Company
Attn: Tax Compliance
PO Box 66149, MC 212
St. Louis, Missouri 63166

Madison County Election Authorities
Madison County Clerk
157 N. Main Street
Edwardsville, Illinois 62025

Nathan Hovatter
Jarvis Township
409 Avalon
Troy, Illinois 62294

Member Records Clerk
Southwestern Electric Cooperative
525 US Route 40
Greenville, Illinois 62246

Kirk Brown
IDOT District #8
1102 Eastport Plaza Drive
Collinsville, IL 62234

Monica Hartlein
Jarvis Township
2069 Grandview
St. Jacob, Illinois 62281

I, Rob Hancock, an employee of the City of Troy, Illinois Public Works Department, am a current board member of the Troy Fire Protection District and have received the above referenced notices.

Rob Hancock 2/4/26

Rob Hancock

Date

3. I declare under penalty of perjury that the foregoing is true and correct.

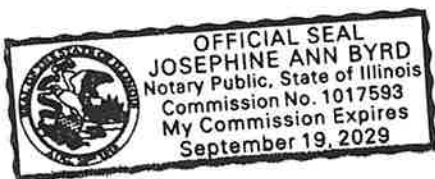
Andrea D Lambert 2-4-26

Andrea D. Lambert

Date

SUBSCRIBED and SWORN to before me this 4 day of February, 2026.

Notary Seal:



[Handwritten Signature]

Notary Signature

END OF DOCUMENT