



DocId:8904911

Tx:4612622

Return to +
Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2024R03358
STATE OF ILLINOIS
MADISON COUNTY
02/07/2024 10:20 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15

50.00
CT4



Ordinance No. 2024 - 01

AN ORDINANCE Annexing and Zoning Certain Territory
To and In the City of Troy, Madison County, Illinois

(Namely, 727 East US Hwy 40
Owned by
Jeff Klingelhofer and Craig Klingelhofer)

WHEREAS, Jeff Klingelhofer and Craig Klingelhofer, petitioners/owners of certain territory also known as 727 East US Hwy 40 (parcel number 09-2-22-11-03-301-017) 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;

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 727 East US Hwy 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 2nd day of January, 2024.

Aldermen:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>8</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>0</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

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

ATTEST:

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



MAPS & PLATS

Survey Required
 For Recording

Initials: AE

Date: 2/6/2024



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Jeff & Craig Klingelhofer Address 727 E US highway 40 Troy, IL 62294
 Phone Number 618 979 6239 Email Boost12214@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 "____" 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)

Jeff A. Klingelhofer
Signature of Owner

Craig Klingelhofer
Signature of Co-Owner

Jeffrey A. Klingelhofer
Printed Name of Owner

Craig Klingelhofer
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 Jeff Klingelhofer & Craig Klingelhofer 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 28 day of November, 2023



Heather A. Klueter
Notary Public

Notary Seal

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*



*PETITION FOR THE ANNEXATION
OF 727 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 **727 East US Highway 40**, Troy, Madison County, Illinois.

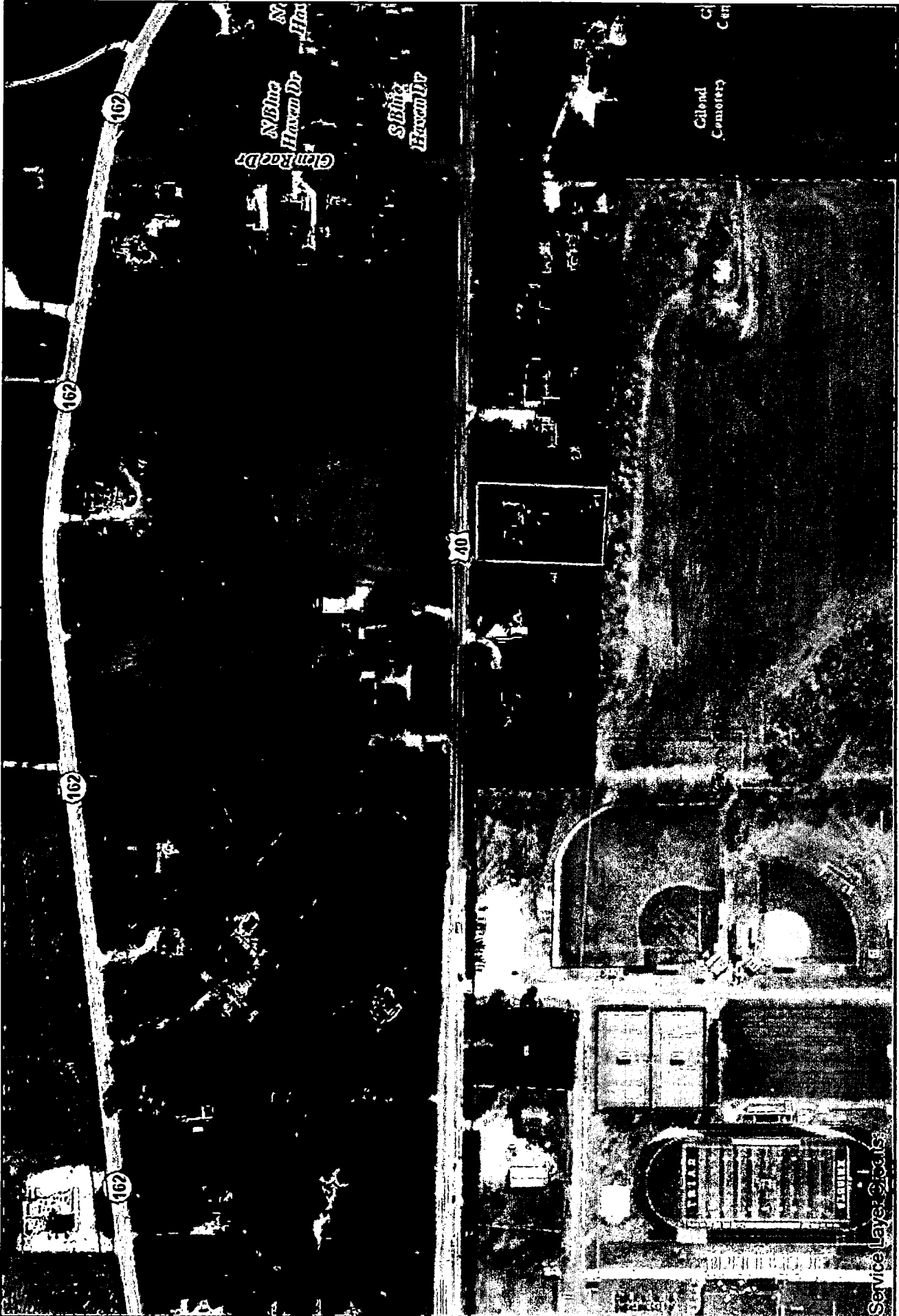
An ordinance to annex this property with **parcel ID #s 09-2-22-11-03-301-017** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Tuesday, January 2, 2024 at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

All interested persons are invited to appear at the time and place listed above.

Dated: 12/18/23

Linda Taake,
Building & Zoning
Administrative Coordinator

727 East US Hwy 40



Date: 12/18/2023
Time: 8:29 AM



Author:
Copyright: Mapbox County Government



Service Layer Credits

2023R26457
STATE OF ILLINOIS
MADISON COUNTY
10/03/2023 12:31 PM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 5

Town & Country Title, Co.
2351387

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

Document being rerecorded to correct Grantee's name.



TOWN & COUNTRY
TITLE COMPANY

221 West Pointe Drive, Suite 1, Swansea, Illinois 62226
Phone (618)233-5300 Fax (618)233-0143
www.tctitle.tv

"Exempt under provisions of Paragraph d
Section 31-45 of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)"

10/3/23 [Signature]
Date Buyer, Seller, or Representative

2023R26125
STATE OF ILLINOIS
MADISON COUNTY
09/29/2023 10:10 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 150.00
ST STAMP FEE: 300.00
RHSPS FEE: 18.00
OF PAGES: 4

PTAX-041374

Town & Country Title, Co.
2351387

RECORDED AT THE REQUEST OF
AND MAIL TAX BILL TO:
Jeffery Klingelhoefter and Craig
Klingelhoefter
727 East US Highway 40
Troy, Illinois 62294

AND WHEN RECORDED MAIL TO:
Jeffery Klingelhoefter and Craig
Klingelhoefter
727 East US Highway 40
Troy, Illinois 62294

PERMANENT PARCEL NUMBER:
09-2-22-11-03-301-017

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

This Deed Witnesseth, that on this 28th day of September, 2023, Zachery Heidrich, a single person, not party to a civil union, of the City of Troy, State of Illinois, GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in hand paid, does by these presents GRANT, BARGAIN, WARRANT and SELL, CONVEY AND CONFIRM unto Jeffery Klingelhoefter, a single person, and Craig Klingelhoefter, a single person, as joint tenants with right of survivorship, GRANTEES, their heirs, successors and assigns, the following described real estate situated in the County of Madison, State of Illinois, to wit:

X Jeffery

See Attached Exhibit A

Permanent Parcel Number: 09-2-22-11-03-301-017

Property Address: 727 East US Highway 40, Troy, Illinois 62294

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

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantees and to the heirs, successors and assigns of such Grantees forever. The said Grantor hereby covenanting that said Grantor, and the heirs and personal representatives of said Grantor, shall and will Warrant and Defend the title to the premises unto the said Grantees, and to the heirs, successors and assigns of such Grantees forever, against the lawful claim of all person whomsoever, excepting, however, the prorated general taxes for the calendar year 2023 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

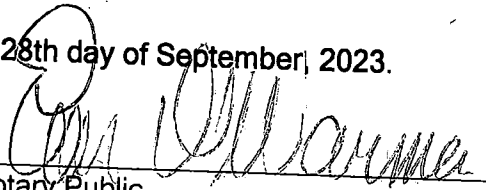


Zachery Heidrich

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Zachery Heidrich, personally 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 signed, sealed and delivered the said instrument, as his 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 28th day of September, 2023.



Notary Public

My commission expires: 1-15-2026

Deed Prepared By:
Van-Lear P. Eckert, Attorney at Law
103 West Main Street
Belleville, IL 62220

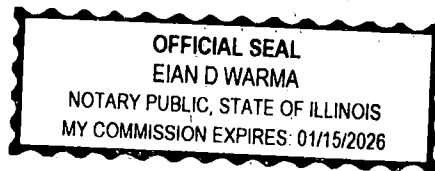


EXHIBIT A

Lot 1 of "BARCUM'S SUBDIVISION"; reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Book of Plats "47" on page 91.

Excepting coal, oil, gas and other minerals excepted or reserved in prior conveyances, if any.

Situated in the County of Madison and the State of Illinois.



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.

___ 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.

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

___ 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.

___ 5. A conveyance of land owned by a public utility 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.

___ 7. A conveyance made to correct a description in prior conveyance.

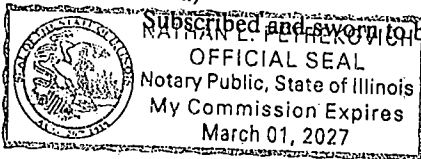
___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st 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 Alphon Robinson SIGNATURE: Stephanie Kuehn DATE: September 28, 2023



Subscribed and sworn to before me this 28th day of September, 2023

[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.

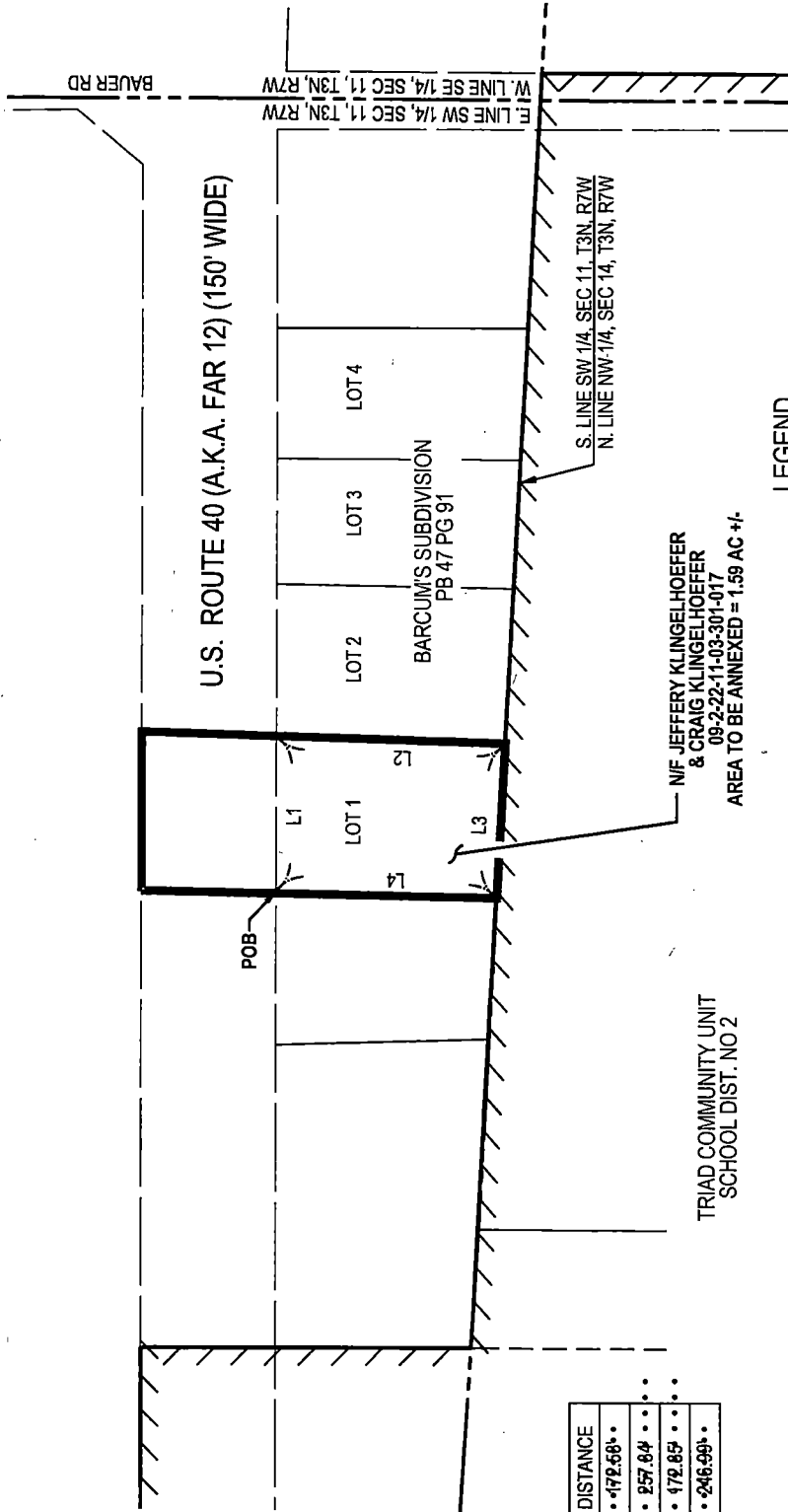
Date Submitted to Municipality (s) _____ (Please check one) () Municipality Jurisdiction () County Jurisdiction

Municipality (s) with Jurisdiction: _____

_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date
_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date



TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. _____
 BEING PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
 RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



NIF JEFFERY KLINGELHOEFER
 & CRAIG KLINGELHOEFER
 09-2-22-11-03-301-017
 AREA TO BE ANNEXED = 1.59 AC +/-

TRIAD COMMUNITY UNIT
 SCHOOL DIST. NO 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	472.58'
L2	257.84'
L3	472.85'
L4	246.99'

LEGEND

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

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



William A. Mueller
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2024

PROJECT NO.: 15062.002
 DATE: 11/30/2023
 REVISION: 12/05/2023

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



EXHIBIT: **A**

Annexation Legal Description

Owners: Jeffery Klingelhoef & Craig Klingelhoef

Parcel: 09-2-22-11-03-301-017

Lot 1 in "Barcum's Subdivision, a subdivision in part of the Southwest 1/4 of Section 11, Township 3 North, Range 7 West of the 3rd PM" according to the plat thereof recorded in Plat Book 47 Page 91 of the Recorder's Office of Madison County, Illinois.

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.

Further described as follows:

Beginning at the northwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 56 minutes 56 seconds East on the north line of said Lot 1, a distance of 172.58 feet to the east line of said Lot 1; thence South 00 degree 27 minutes 56 seconds East on said east line, 257.84 feet to the south line of said Lot 1; thence North 86 degrees 21 minutes 07 seconds West on said south line, 172.85 feet to the west line of said Lot 1; thence North 00 degree 27 minutes 56 seconds East on said west line, 246.99 feet to the Point of Beginning.

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 (letter containing proposed **ORDINANCE NO 2024- 01 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 727 East US Highway 40) Owned by Jeffrey Klingelhofer and Craig Klingelhofer** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 18th day of December, 2023:

Linda Taake
Tri-Township Library
34 David Drive
St. Jacob, Illinois 62281

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

Kevin Byrne
Troy Fire Protection District
26 Lake Dr.
Troy, Illinois 62294

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

Alan Dunstan
Jarvis Township Clerk
1101 Antler 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

Jessica Dudley
Jarvis Township Assessor
506 Lower Marine Road
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

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

Steve Lynn
Troy Fire Protection District
8383 Mill Hill Lane
Troy, Illinois 62294

Dawn Henry
Tri-Township Library
256 Fairington Drive
Troy, Illinois 62294

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

Fred Patterson
Troy Fire Protection District
127 Pebblebrooke
Troy, Illinois 62294

Kathy Scheller
Tri-Township Library
600 Woodland Hills
Troy, Illinois 62294

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

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

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

Nathan Hovatter
Jarvis Township
409 Avalon
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

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

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

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

Andrea D Lambert
Andrea D. Lambert

12-21-23
Date

SUBSCRIBED and SWORN to before me this 21ST day of December, 2023.

My commission expires:

Linda S Taake
Notary Public

