



DocId:8704910

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Return to +  
Prepared by:

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2024R03357  
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: 16



50.00  
CT4

## Ordinance No. 2024 - 02

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

(Namely, 8450 Country Lane  
Owned by  
Jayme and Stanley Marmuziewicz Jr.)

**WHEREAS**, Jayme and Stanley Marmuziewicz Jr, petitioners/owners of certain territory also known as 8450 Country Lane (parcel number 09-2-22-15-13-301-009) 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.

LL

**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 8450 Country Lane, 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 2<sup>nd</sup> 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 Stanley Marmuziewicz Address 8450 Centry Lane  
Troy IL 62294

Phone Number 618-741-1926 Email Soarin 2007@Yahoo.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)**

[Signature]  
Signature of Owner

Stanley Marmuziewicz  
Printed Name of Owner

[Signature]  
Signature of Co-Owner

Jayne Marmuziewicz  
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 STANLEY & JAYME MARMUZIEWICZ 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 22<sup>ND</sup> day of SEPTEMBER, 2023

Notary Seal



[Signature]  
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*

PTAX-041394

2023R26203  
STATE OF ILLINOIS  
MADISON COUNTY  
09/29/2023 01:15 PM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 52.00  
CO STAMP FEE: 109.50  
ST STAMP FEE: 219.00  
RHSPS FEE: 18.00  
# OF PAGES: 4

File No: NIL-1392181  
Grantor's Loan No. 1001156114

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N  
Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:  
Netco Title  
4224 State Route 159  
Glen Carbon, IL 62034

Mail Tax Statements To: **Jayme Marmuziewicz and Stanley Marmuziewicz Jr.: 8450  
Country Lane, Troy, IL 62294**

Parcel Number: 09-2-22-15-13-301-009

### **GENERAL WARRANTY DEED**

**Mehmet Dinceroglu**, a single person, ("Grantor"), of **8450 Country Lane, Troy, IL 62294**, for and in consideration of \$219,000.00 (Two Hundred Nineteen Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Jayme Marmuziewicz and Stanley Marmuziewicz Jr.**, a married couple, ("Grantee"), whose tax mailing address is **8450 Country Lane, Troy, IL 62294**, the following described real estate:

**Lot 11 in Steelecrest County Estates, a subdivision in the Northwest Quarter of the Southwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 35 Page 123, (except coal underlying said premises with the right to mine and remove same) in Madison County, Illinois.**

**Property Address is: 8450 Country Lane, Troy, IL 62294**

**Prior deed recorded at Instrument No. 2023R17112**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 9-22, 2023:

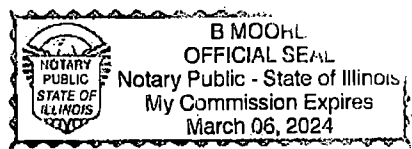
Mehmet Dinceroglu  
Mehmet Dinceroglu

STATE OF IL  
COUNTY OF Macomb

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Mehmet Dinceroglu**, personally known to me, or has produced ID, as identification, to be the same person(s) whose names 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.

Given under my hand and Notarial Seal this 22nd day of Sept, 2023.

BMOHL  
Notary Public







**NETCO File Number: NIL-1392181**

**Borrower Last Name: Marmuziewicz**

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**Exhibit A  
Legal Description**

**Lot 11 in Steelecrest County Estates, a subdivision in the Northwest Quarter of the Southwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 35 Page 123, (except coal underlying said premises with the right to mine and remove same) in Madison County, Illinois.**

**Commonly known as: 8450 Country Lane, Troy, IL 62294 in the County of Madison**

**Parcel Number: 09-2-22-15-13-301-009**

**Annexation Legal Description**

**Owners: Jayme Marmuziewicz & Stanley Marmuziewicz Jr.**

**Parcel: 09-2-22-15-13-301-009**

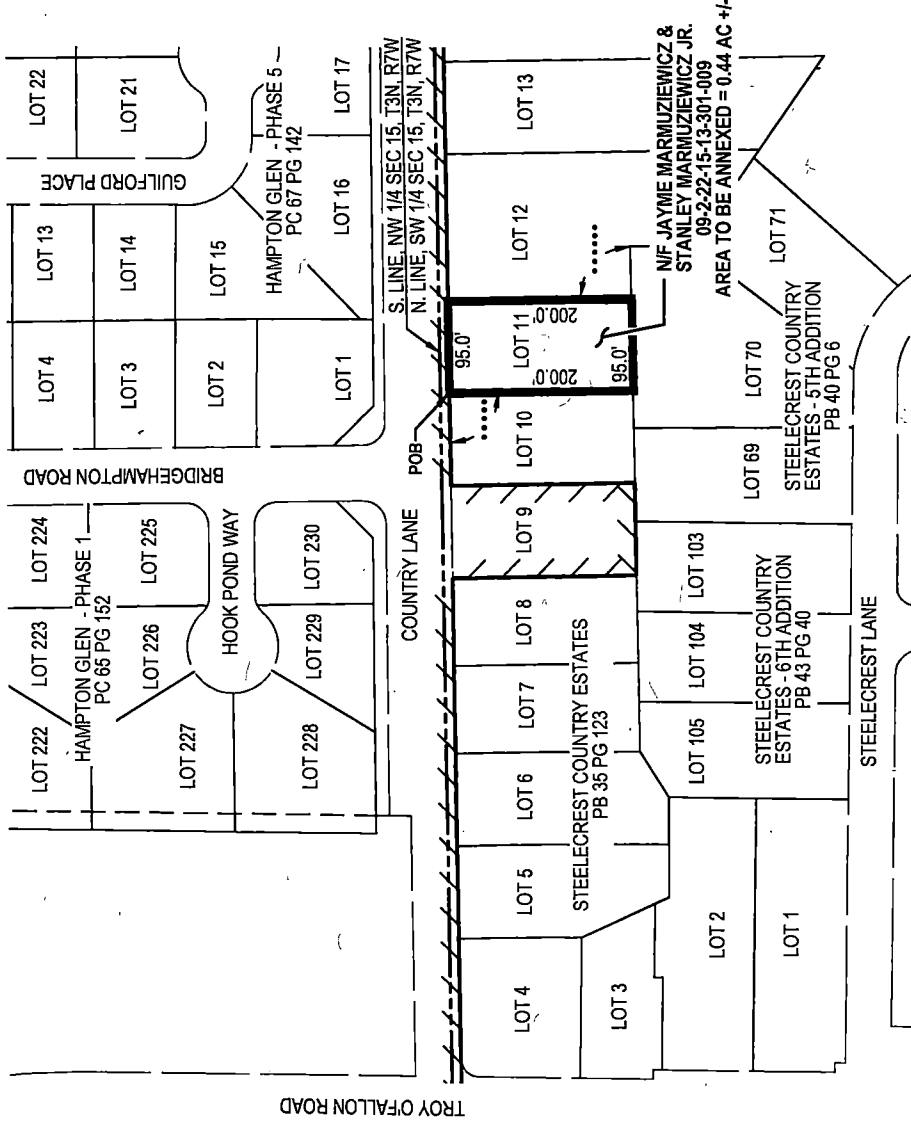
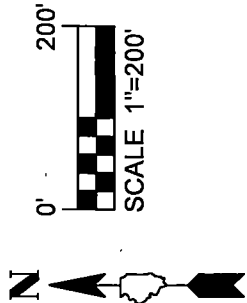
Lot 11 in Steelecrest Country Estates, a subdivision in the Northwest Quarter of the Southwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, according to the Plat thereof recorded in Plat Book 35 Page 123, (excepting coal underlying said premises with the right to mine and remove same) in Madison County, Illinois.

Further described as follows:

Beginning at the northwest corner of said Lot 11; thence eastwardly on the north line of said Lot 11, a distance of 95.0 feet to the east line of said Lot 11; thence southerly at a right angle on said east line, 200.0 feet to the south line of said Lot 11; thence westwardly at a right angle on said south line, 95.0 feet to the west line of said Lot 11; thence northerly at a right angle on the said west line, 200.0 feet to the Point of Beginning.

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. \_\_\_\_\_  
 BEING PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 7 WEST  
 OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



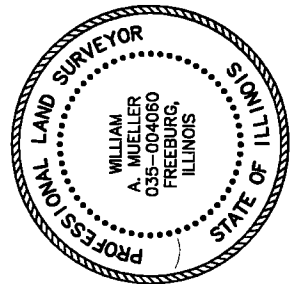
**LEGEND**

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- 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* 12/18/2023

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



	ANNEXATION PLAT 8450 COUNTRY LANE CITY OF TROY, IL		PROJECT NO.: 15062.002	EXHIBIT: <b>A</b>
	DATE: 10/30/2023		REVISION: 12/18/2023	



**PETITIONERS MUST FURNISH ALL OF THE FOLLOWING INFORMATION WITH  
THEIR AGREEMENT FOR WATER SERVICE AND ANNEXATION**

- 1) Full names, addresses and phone numbers of ALL the 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 payment of the required completed application. In order for water services to be continued Petitioners have until 10-22-23 to return the attached "Agreement for Water Service and Annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water services 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 Annexation along with required documentation by

10-22-23

(Due Date)

Property Address: 8450 COUNTRY LN @ TROY, IL 62294

Signed: [Signature]  
(Property Owner)

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

Signed: [Signature]  
(Property Owner)

Dated: 9/22/23

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



*PETITION FOR THE ANNEXATION  
OF 8450 COUNTRY LANE  
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 **8450 Country Lane, Troy, Madison County, Illinois.**

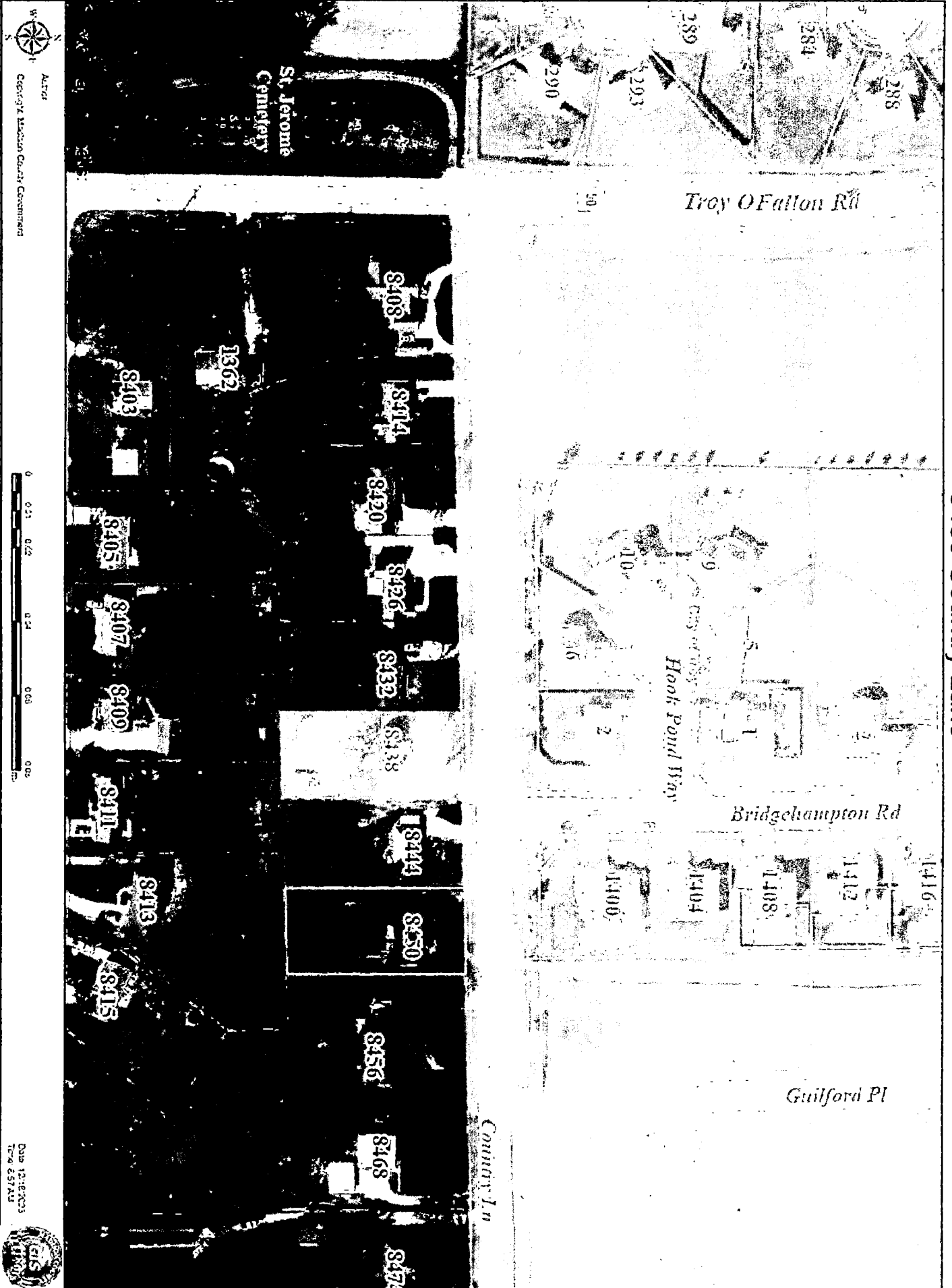
An ordinance to annex this property with **parcel ID #s 09-2-22-15-13-301-009** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Tuesday, January 2, 2024, at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 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

8450 Country Lane



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- 02 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 8450 Country Lane) Owned by Jayme and Stanley Marmuziewicz Jr.** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 18<sup>th</sup> 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.

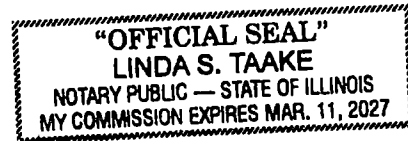
Andrea D Lambert  
Andrea D. Lambert

12.21.23  
Date

SUBSCRIBED and SWORN to before me this 21<sup>ST</sup> day of December, 2023.

My commission expires:

Linda S Taake  
Notary Public



**END OF DOCUMENT**