



DocId:8936328

Tx:4631836

2024R23786

STATE OF ILLINOIS

MADISON COUNTY

08/28/2024 10:24 AM

LINDA A. ANDREAS

CLERK & RECORDER

REC FEE: 50.00

CD STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 11

RETURN TO:

CLERK, CITY OF TROY

116 E. MARKET

TROY, IL 62294

CITY OF TROY

ORDINANCE 2024 - 44

50 CTY

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE
AND PRE-ANNEXATION AGREEMENT (4112 Antler Point)**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 1st DAY OF JULY, 2024**

DR

ORDINANCE NO. 2024-44

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 Todd and Lisa Leigh (DUNCAN ESTATES LOT 2; PPID 09-2-22-14-00-000-019) and commonly known as 4112 Antler Point, 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 1st day of July 2024, 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.

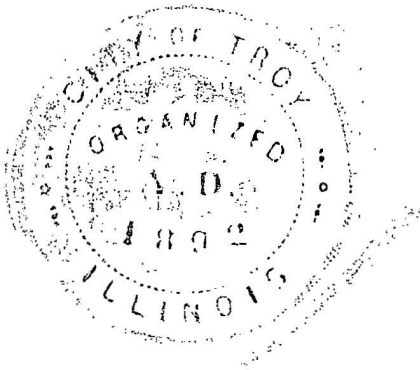
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, COUNTY OF MADISON, STATE OF ILLINOIS, as follows:

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 1st day of July 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>	
	Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Nays: <u>0</u>
	Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	



APPROVED:

DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

KIMBERLY THOMAS, Clerk
City of Troy, Illinois

CITY OF TROY, ILLINOIS

AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

4112 ANTLER POINT

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


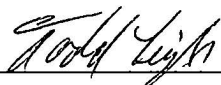
WHEREAS, the City Council of the City did, on the 1ST day of JULY, 2024, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 1ST day of JULY, 2024, the corporate authorities of the City did by vote of 8 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 attorney's 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 supersede 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.

 <hr style="border: 0; border-top: 1px solid black;"/> Owner Signature	Lisa Leigh <hr style="border: 0; border-top: 1px solid black;"/> Printed Name	<hr style="border: 0; border-top: 1px solid black;"/> Date Signed
 <hr style="border: 0; border-top: 1px solid black;"/> Owner Signature	Todd Leigh <hr style="border: 0; border-top: 1px solid black;"/> Printed Name	<hr style="border: 0; border-top: 1px solid black;"/> Date Signed

DATED this 1st day of JULY, 2024.

CITY OF TROY, ILLINOIS:



 Mayor, City of Troy



 City Clerk, City of Troy

PTAX-043148

Town & Country Title, Co.
2351682

RECORDED AT THE REQUEST OF
AND MAIL TAX BILL TO:
Todd Leigh and Lisa Leigh
4112 Antler Point
Troy, IL 62294

AND WHEN RECORDED MAIL TO:
Todd Leigh and Lisa Leigh
4112 Antler Point
Troy, IL 62294

PERMANENT PARCEL NUMBER:
09-2-22-14-00-000-019

2024R01958
STATE OF ILLINOIS
MADISON COUNTY
01/23/2024 06:00 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 340.00
ST STAMP FEE: 680.00
RHSPS FEE: 18.00
OF PAGES: 4

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Warranty Deed

Statutory (Illinois)

THE GRANTOR, Amy Brotka not personally, but as Independent Executor of The Estate of Daniel Grabski, deceased, and not personally, pursuant to the Order Admitting Will to Probate and Appointing Representative Filed January 8, 2024 in the Circuit Court of Madison County, Illinois in Case No. 2023-PR-425 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Todd Leigh and Lisa Leigh, husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety of 6761 Oxford Lane, Maryville, IL 62062, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Madison, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Independent Executor of The Estate of Daniel Grabski, deceased deceased and not personally, pursuant to the Order Admitting Will to Probate and Appointing Representative Filed January 8, 2024 in the Circuit Court of Madison, Illinois in Case No. 2023-PR-425.

Permanent Index Number: 09-2-22-14-00-000-019

Property Address: 4112 Antler Point, Troy, IL 62294

Dated this 22nd day of January, 2024.

The Estate of Daniel Grabski, deceased

By: Amy Brotka, Executor
Amy Brotka, it's Independent Executor

STATE OF Ny)
) SS
COUNTY OF Erie)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Amy Brotka, not personally, but as Independent Executor of The Estate of Daniel Grabski, deceased, and not personally, pursuant to the Order Admitting Will to Probate and Appointing Representative Filed January 8, 2024 in the Circuit Court of St. Clair County, Illinois in Case No. 2023-PR-425, 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 she signed, sealed and delivered the said instrument, as her 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 12th day of January, 2024.

Sandra J. Carlucci
Notary Public

Prepared By:
Van-Lear P. Eckert, PC
103 West Main Street
Belleville, IL 62220

SANDRA J CARLUCCI
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
LIC. #01CA5020149
COMM. EXP. 11/08/20 25

EXHIBIT A

Lot 2 of "DUNCAN ESTATES"; reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Book of Plats "63" on page 202.

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.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 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.

___ 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.

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

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

___ 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.

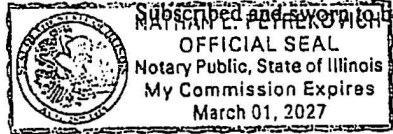
___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

___ 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: Stacy Robinson SIGNATURE: [Signature] DATE: January 22nd, 2024



Subscribed and sworn to before me this 22 day of January, 2024
[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

(Revised 8/11)



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 deposit and completed application for water. In order for water services to be continued Petitioners have until 12-14-23 to return the attached "Agreement for Water Service and Pre-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 Pre-Annexation along with required documentation by 12-14-23.

Property Address: 4112 Antler Pt Troy, IL 62294

Signed: [Signature]
(Property Owners)

Dated: 11-14-23

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

Troy Times Tribune

Legal Notice

Run Date(s): June 13

Certificate of Publication

The **Troy Times Tribune** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Troy**, county of **Madison**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in **Troy Times Tribune**, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 6/13 and the last publication was 6/13.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By: [Signature]

Registered Agent

Date: June 17, 2024

Publication Charge: \$ 16.00

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on Monday, July 1, 2024, 2024 at 6:23 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: Todd Leigh & Lisa Leigh - 4112 Antler Point - Troy, IL 62294 (parcel no 09-2-22-14-00-000-019).

At this time any proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard. City Clerk - Kim Thomas

6/13C

END OF DOCUMENT