



DocId:18736367

Tx:4631846

Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2024R23814
STATE OF ILLINOIS
MADISON COUNTY
08/28/2024 10:51 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 12



CTY 50⁰⁰

Ordinance No. 2024 - 52

AN ORDINANCE Annexing and Zoning Certain Territory

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

(Namely, 49 Lake Drive

Owned by Savvy Technical Solutions, LLC / Rebecca and Ryan Bertram)

WHEREAS, Savvy Technical Solutions, LLC (Rebecca and Ryan Bertram), petitioners/owners of certain territory also known as 49 Lake Drive (parcel number 09-1-22-10-00-000-008.008) 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; and

LG

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 49 Lake Drive, 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 19th day of August, 2024.

Aldermen:

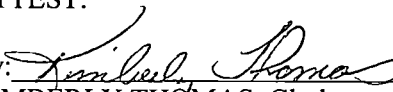
Dan Dawson	<u>ABSENT</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>7</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

By: 
DAVID NONN, Mayor
City of Troy, Illinois

(SEAL)

ATTEST:

By: 
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

MAPS & PLATS

Survey Required
Per Recording

Initials AE

Date 8/21/2024

PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

To: Mayor and City Council, City of Troy, Illinois

Name Ryan Bertram

Address 49 Lake Dr

Phone Number 618-406-4950

Email ryan@savtehsol.com

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

[Signature]
 Signature of Co-Owner

Ryan Bertram
 Printed Name of Owner

Rebecca R. Bertram
 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 Ryan & Rebecca Bertram 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 17th day
 of July, 2024

[Signature]
 Notary Public

OFFICE USE ONLY:

Date Received: 7/24/24 at _____ : _____ a.m./p.m. by _____

Comments: send copy when recorded

- 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

**PREPARED WITHOUT ADVICE OR
COUNSEL BY:**

AEGIS Law
807 West Hwy. 50, Suite 1
O'Fallon, IL 62269

MAIL TAX BILL TO:

Savvy Technical Solutions- O'Fallon, IL,
LLC
530 Aladar Drive
O'Fallon, IL 62269

MAIL RECORDED DEED TO:

Savvy Technical Solutions- O'Fallon, IL,
LLC
530 Aladar Drive
O'Fallon, IL 62269

**WARRANTY DEED
Statutory (Illinois)**

THE GRANTOR(S), Michele R. Siebert, a single person, of Troy, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Savvy Technical Solutions – O'Fallon, IL, LLC, an Illinois limited liability company, of 530 Aladar Drive, O'Fallon, IL 62269, all right, title, and interest in the following described real estate situated in the County of Madison, State of Illinois, to wit:

A tract of land in the Northeast Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at an iron pin at the Northeast corner of "Twin Lakes Subdivision"; as recorded in Plat Book 23, page 168, Madison County Records; thence South 0 degrees 24 minutes 14 seconds West along the East line of said subdivision, 407.09 feet to the Point of Beginning of the tract herein described; thence North 88 degrees 52 minutes 04 seconds East, 190 feet; thence South 0 degrees 24 minutes 14 seconds West, 115 feet; thence South 88 degrees 52 minutes 04 seconds West, 190 feet to the East line of said subdivision; thence North 0 degrees 24 minutes 14 seconds East, 115 feet to the Point of Beginning.

Except the coal, oil, gas and other minerals.

PERMANENT INDEX NUMBER(S): 09-1-22-10-00-000-008-008
PROPERTY ADDRESS(ES): 49 Lake Drive, Troy, IL 62294

Subject, however, to the general taxes for the year of 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 17th day of June, 2024.

Michele R. Siebert
Michele R. Siebert

STATE Illinois)
OF _____)
COUNTY St. Clair) SS.
OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michele R. Siebert** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 17th Day of June 2024

Bonnie K. Fietsam
Notary Public

My commission expires: 12/13/24



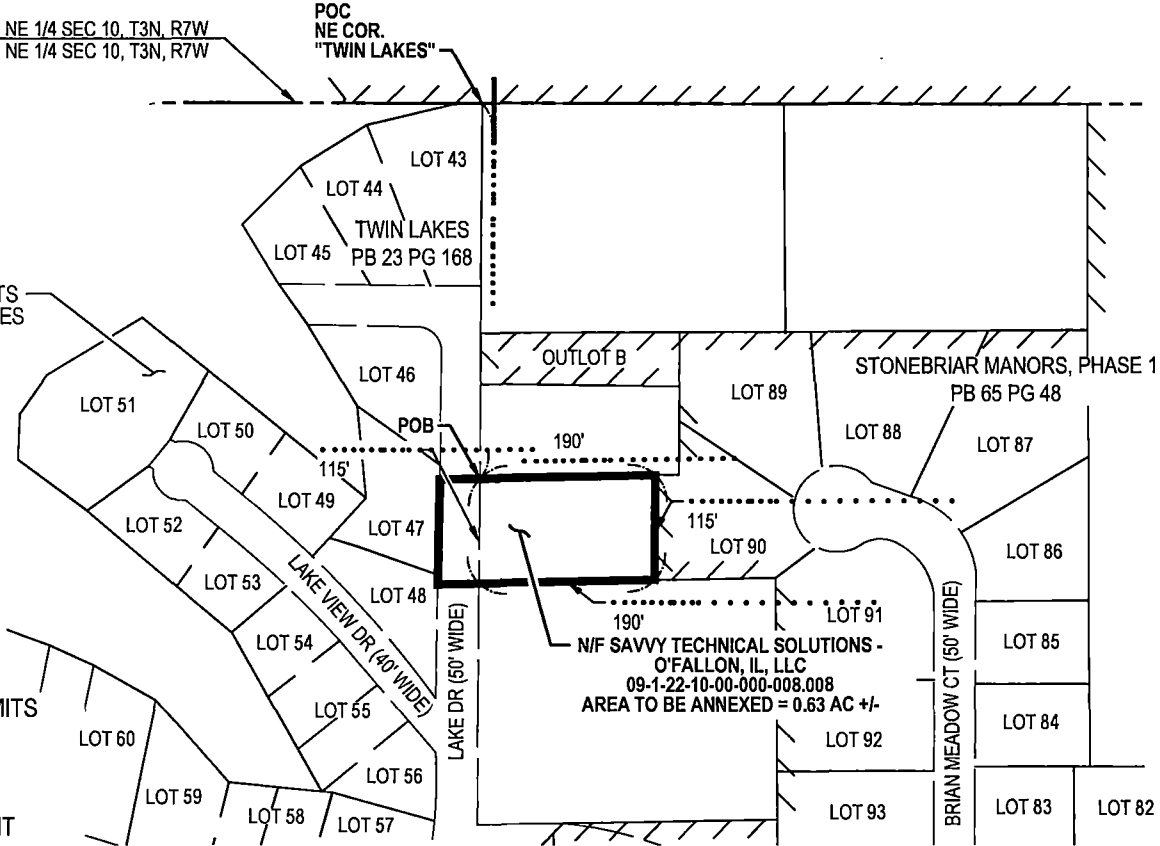
TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. _____
BEING PART OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



N. LINE S 1/2, NE 1/4 SEC 10, T3N, R7W
 S. LINE N 1/2, NE 1/4 SEC 10, T3N, R7W

POC
 NE COR.
 "TWIN LAKES"

RESUBDIVISION OF LOTS
 50, 51, & 52 IN TWIN LAKES
 PB 28 PG 62



LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- POC POINT OF COMMENCEMENT
- 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 8/12/2024
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2024



ANNEXATION PLAT
 49 LAKE DRIVE
 CITY OF TROY, IL

PROJECT NO.:
 15062.002
 DATE:
 8/12/2024
 REVISION:

EXHIBIT:
A

Annexation Legal Description

Owner: Savvy Technical Solutions – O'Fallon, IL, LLC

Parcel: 09-1-22-10-00-000-008.008

A tract of land in the Northeast Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

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Except the coal, oil, gas and other minerals.



*PETITION FOR THE ANNEXATION
OF 49 LAKE DRIVE
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 **49 Lake Drive, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID # 09-1-22-10-00-000-008.008** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, August 19, 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: 07/24/24

Linda Taake,
Building & Zoning
Administrative Coordinator

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 2024-52 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 49 Lake Drive) owned by Savvy Technical Solutions – O’Fallon, IL, LLC (Rebecca & Ryan Bertram)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 19th day of August, 2024:

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

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

Kevin Byrne
Troy Fire Protection District
26 Lake Dr.
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

Ryan Cunningham
Troy Fire Protection District
112 Reagan Dr.
Troy, Illinois 62294

Katie Devany
Tri-Township Library
1 Autumn Oaks
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

Dawn Henry
Tri-Township Library
256 Fairington Drive
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

Kathy Scheller
Tri-Township Library
600 Woodland Hills
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

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

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

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

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

Nathan Hovatter
Jarvis Township
409 Avalon
Troy, Illinois 62294

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

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

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

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

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

Andrea D. Lambert
Andrea D. Lambert

7/26/24
Date

SUBSCRIBED and SWORN to before me this 26TH day of July, 2024.

Notary Seal:



Linda S. Taake
Notary Signature

I, Linda Taake, an employee of the Building & Zoning Department- City of Troy, IL, am a current board member of the Tri-Township Library and have received the above notice.

Linda Taake
Linda Taake
City of Troy