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PREPARED BY:

**CLERK, CITY OF TROY
116 E. MARKET
TROY, IL 62294**

2026R03624
STATE OF ILLINOIS
MADISON COUNTY
02/06/2026 09:11 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 16

CITY OF TROY

CTY 50

RESOLUTION 2026 – 05

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
A DONATION AGREEMENT WITH THE
ILLINOIS DEPARTMENT OF TRANSPORTATION
(Parcel 80119005 along IL Route 162)**

**ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS
THIS 2ND DAY OF FEBRUARY 2026**



RESOLUTION 2026 - 05

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DONATION AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (Parcel 80119005 along IL Route 162)

WHEREAS, the City Council for the City of Troy, Illinois, believes that it is in the best interest of the City and its citizens to enter into a Donation Agreement with the Illinois Department of Transportation, for a construction of a roundabout at the intersection of Illinois Route 162 and Old Troy Road, and

WHEREAS, the City and the Illinois Department of Transportation, have negotiated the terms and conditions of the Agreement attached hereto and incorporated herein as Exhibit A, and the City believes that such terms and conditions are in the best interest of the health, safety and general welfare of its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:

- 1. The recitals set forth above are hereby incorporated herein as if fully set forth.
2. The Mayor of the City of Troy, Illinois, is hereby authorized to execute and enter into the attached Donation Agreement, and the Mayor, City Clerk and City Administrator are further authorized to take all actions and sign all documents necessary to fulfill the intent of this Resolution.
3. This Resolution shall be in effect following its passage, approval and publication as provided 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 February, 2026.

Aldermen Vote:

Table with 3 columns: Alderman Name, Vote (checkmark/absent), and Tally (Ayes, Nays, Absent, Abstain). Includes names like Dan Dawson, Sam Italiano, Tim Flint, etc.



APPROVED:

By: [Signature of David Nonn]
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: [Signature of Kimberly Thomas]
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

January 27, 2026

Route: FAP 586 (IL 162)
Section: 60-I-1
County: Madison
Project: Old Troy Road Roundabout
P.I.N. No.: 09-1-22-06-00-000-003
Parcel: 80119005

City of Troy
116 E. Market Street
Troy, IL 62294

Dear Mayor Nonn:

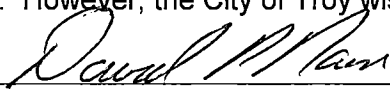
The City of Troy proposes to make improvements along IL Route 162 at the intersection with Old Troy Road west of Troy in Madison County, Illinois. This improvement requires the acquisition of Parcel No. 80119005 consisting of 0.2851 acre of land in fee simple title, which we find in the public records to be owned by the City of Troy.

In order to comply with state and federal policies we must inform you of your right to have the required property appraised and to receive compensation in the full amount of the approved appraisal. You may, if you so desire, donate the necessary right of way.

Sincerely,


Jay Keeven
City Administrator

The City of Troy recognizes their right to an appraisal and compensation in the full amount of the approved appraisal. However, the City of Troy wishes to donate the necessary right of way.


Owner's Signature

4 FEB 2026
Date

Statement of Compliance with the Public Officers Prohibited Activities Act
(50 ILCS 105/3.1)

CHECK ONE

Grantor has not received and will not receive a non-monetary benefit from the City of Troy or the Illinois Department of Transportation (for example, an added improvement, re-built or relocated improvement or any other valuable service) in exchange for the donation of this parcel.

OR

Grantor has received or will receive a non-monetary benefit from the City of Troy in exchange for the donation of this parcel. To comply with 50 ILCS 105/3.1, Grantor shall disclose, in writing, all owners, beneficiaries, etc. of this parcel.



Owner's Signature

4 FEB 2026

Date

Confirmed:

Illinois Department of Transportation Representative

Date



Illinois Department of Transportation

Affidavit of Title

Owner City of Troy
Address State Route 162
Maryville, IL 62062
Route FAP 586 (IL 162)
Section 60-I-1
County Madison
Project Old Troy Road Roundabout
Parcel No. 80119005
P.I.N. No. 09-1-22-06-00-000-003

State of Illinois)
) ss.
County of Madison)

I, Dave Nonn , Mayor of Troy, Illinois

being first duly sworn upon oath states as follows:

- 1. Affiant has personal knowledge of the facts averred herein.
- 2. There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

- 3. This affidavit is made to provide factual representation as a basis for the State of Illinois to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
- 4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
- 5. The said premises described in Exhibit "A" are: (Check One)
 - Vacant and unimproved Agricultural and unimproved
 - Improved and
 - (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
 - (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

- 6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
- 7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
- 8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

Individual. Individual **owner** of the property is: _____

Nonprofit Organization. There is no individual or other organization receiving distributable income from the organization.

Public Organization, including units of local government. There is no individual or other organization receiving distributable income from the organization

Publicly-Traded Corporation. There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.

Corporation, Partnership, Limited Liability Company. Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

Land Trust or Declaration of Trust. The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
*1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

EXHIBIT A

PART OF THE SOUTHWEST FRACTIONAL QUARTER SECTION OF SECTION 6, TOWNSHIP THREE NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, THE LANDS DESCRIBED IN THE RECORDER'S OFFICE OF THE MADISON COUNTY, ILLINOIS, IN INVENTORY RECORD BOOK 25, PAGE 185, DATED FEBRUARY 26, 1946; SAID 1.225 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE HIGHWAY 162, CONSTRUCTED AS S.A.R. 9-A, SECTION 60-15D, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS TERMINAL RAILROAD; THENCE NORTH, ASSUMING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO HAVE A BEARING OF NORTH, A DISTANCE OF 6.0 FEET; THENCE, NORTH 66 DEGREES AND 21 MINUTES EAST, ALONG SAID NORTHERLY LINE OF SAID FRACTIONAL QUARTER SECTION, A DISTANCE OF 420.0 FEET; THENCE SOUTH 23 DEGREES AND 39 MINUTES EAST, A DISTANCE OF 271.6 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 162; THENCE WESTWARDLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 162, BEING AN ARC OF A CURVE HAVING A RADIUS OF 1509.41 FEET, A DISTANCE OF 500.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF MADISON IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 09-1-22-06-00-000-003

WHEATLAND TITLE GUARANTY COMPANY

SWORN ALTA LOAN AND/OR OWNERS POLICY STATEMENT

Title Commitment No. LCM-2025MA-1137.0

The undersigned being first duly sworn under penalty of perjury on oath certifies with respect to the land described in the above commitment:

1. That there are no adverse claims of ownership, no contracts for the furnishing of any material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or in any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; that there are no recorded or unrecorded: contracts to purchase the land, deeds of conveyance, easements, mortgages, financing statements, water bills, weed liens, subdivisions, homeowner's and/or condominium association dues, liens of any kind, or leases to which the land is subject, except as shown in the above commitment, and except as listed below; they contain no options to purchase, rights of renewal, or other unusual provisions and terminate on this date, except as noted below. (If no lease, contracts, etc., state none".)

None _____

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledges thereof against any defenses thereto by the mortgagor of the mortgagor's heirs, personal representative or assigns.

3. The above statements are made for the purpose of inducing WHEATLAND TITLE GUARANTY CO., to issue an owners and/or loan policy pursuant to the above commitment and agree to indemnify said company against any false or erroneous statement made herein.

Date: 4 FEB 2026

Date: _____

Seller, Owner, or Party in Interest

Buyer, Agent or Party in Interest

City

Corporation

IN WITNESS WHEREOF, City of Troy, Illinois has caused these presents to be signed by Dave Nonn, its Mayor and attested by Kim Thomas, its Clerk under its seal on the above date.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by its _____ President and attested by its _____ Secretary under its corporate seal on the above date.

By [Signature]
Mayor

By _____
President

ATTEST: [Signature]
Clerk

ATTEST: _____
Secretary

Trust

Trust

The above statements are made by _____, not personally but as Trustee under the agreement known as Trust No. _____, on the above date by written authority and direction of the beneficiaries under the said Trust _____ (Trust Officer)

The above statements are made by _____, not personally but as Trustee under the agreement known as Trust No. _____, on the above date by written authority and direction of the beneficiaries under the said Trust. _____ (Trust Officer)

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____; and, to the best of the knowledge and belief of the undersigned, the proceeds were not used to finance the making of future improvements or repairs on the land.

Dated

Signature



Receipt for Donation


Owner City of Troy
Project Old Troy Road Roundabout
Parcel No. 80119005

The People of the State of Illinois, Department of Transportation (Grantee) acknowledges receipt of Donation of Right of Way covering 0.2851 acres dated February 2, 2026 in Madison County, State of Illinois as right of way for the roundabout at Illinois Route 162 and Old Troy Road, Section 60-I-1, and executed by the undersigned Grantor for the parcel referenced above.

Grantor and Grantee agree as follows:

1. All improvements located, wholly or partially, on the parcel being conveyed shall become the property of the State of Illinois, unless provided as follows: None
2. Grantor and Grantee agree that possession and transfer of legal title to Grantee occurs when title has been reviewed and approved by Grantee in accordance with Section 9.02 of the Illinois State Finance Act. The Grantor also agrees to protect, preserve and maintain the property and improvements purchased by Grantee until delivery of possession to Grantee, and this shall be the sole responsibility of the Grantor until such time.
3. This Receipt and conveyance documents are the entire and exclusive agreement between the parties and supersede any written or oral understanding promise or agreement, directly or indirectly related to the donation of the parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

City of Troy, Illinois

By: 

Signature

Dave Nonn, Mayor

Print Name and Title

Receipt of the donation executed by this Grantor is acknowledged.

Date

for Illinois Department of Transportation

Owner City of Troy
Address State Route 162
Maryville, IL 62062
Route FAP 586 (IL 162)
County Madison
Parcel No. 80119005
P.I.N. No. 09-1-22-06-00-000-003
Section 60-I-1
Project No. Old Troy Road Roundabout

WARRANTY DEED
(Governmental Entity) (Non-Freeway)

City of Troy, a governmental entity organized and existing under the laws of Illinois and duly authorized to do business in Illinois, in consideration of the sum of One and No/100 Dollars (\$1.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate in Madison County, Illinois:

A part of the Fractional Southwest Quarter of Section 6, Township 3 North, Range 7 West of the Third Principal Meridian, situated in Madison County, Illinois, described as follows:

Commencing at a Mag Nail set at the northwest corner of said Southwest Quarter of Section 6; thence on an assumed bearing of North 64 degrees 20 minutes 17 seconds East on the northerly line of said Fractional Southwest Quarter of Section 6, a distance of 107.18 feet to the easterly right of way line of the former Illinois Terminal Railroad (now Madison County Mass Transit District) for the Point of Beginning.

From said Point of Beginning; thence continuing North 64 degrees 20 minutes 17 seconds East on said northerly line, 90.62 feet; thence South 89 degrees 15 minutes 12 seconds East, 73.11 feet; thence South 78 degrees 43 minutes 26 seconds East, 330.16 feet to the easterly line of the tract of land described in the Warranty Deed to the City of Troy recorded August 22, 1967, in Book 2507 on Page 5; thence South 25 degrees 39 minutes 43 seconds East on said easterly line, 29.83 feet to the southeasterly corner of said City of Troy tract being on the northerly right of way of State Aid Route 9, Section 60-15d, described in the Dedication of Right of Way for Public Road Purposes recorded March 3, 1934, in Book 702 on Page 276; thence westerly on the northly right of way of State Aid Route 9, Section 60-15d and the southerly line of said City of Troy tract the following four (4) courses and distances: 1) westerly 341.14 feet on a curve to the left having a radius of 1,539.87 feet, the chord of said curve bears North 81 degrees 50 minutes 48 seconds West, 340.44 feet, to the easterly line of a tract of land described in the Dedication of Right of Way for Public Road Purposes for State Aid Route 9-A, Section 60-15d recorded September 1, 1943, in Book 892 on Page 125; 2) thence North 00 degrees 36 minutes 43 seconds West on said easterly line, 42.27 feet; 3) thence South 64 degrees 09 minutes 41 seconds West on the northwesterly line of said right of way, 96.77 feet to said northerly right of way line described in Book 702, on Page 276; 4) thence North 89 degrees 25 minutes 33 seconds West on said right of way line, 66.79 feet to said easterly right of way line of the former Illinois Terminal Railroad; thence North 01 degree 44 minutes 21 seconds West on said easterly right of way line, 5.45 feet to the Point of Beginning.

Said Parcel 80119005 herein described contains 0.2851 acres or 12,419 square feet, more or less.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this 2nd day of February, 2026.

City of Troy
Name of Governmental Entity
By: [Signature]
Signature

ATTEST:

Dave Nonn, Mayor
Print Name and Title

By: [Signature]
Signature

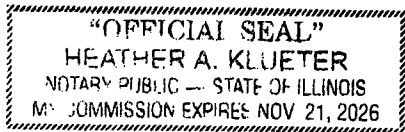
Kim Thomas, City Clerk
Print Name and Title

State of Illinois)
County of Madison) ss

This instrument was acknowledged before me on February 2nd, 2026, by
Dave Nonn, as Mayor
and Kim Thomas, as City Clerk
of the City of Troy, a governmental entity
organized and existing under the laws of Illinois.

(SEAL)

[Signature]
Notary Public



My Commission Expires: 11-21-2026

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

_____ Date

_____ Buyer, Seller or Representative

This instrument was prepared by City of Troy
and after recording return to:

Illinois Department of Transportation
ATTN: Bureau of Land Acquisition
1102 Eastport Plaza
Collinsville, IL 62234

Owner 1.00
Address State Route 162
Maryville, IL 62062
Route FAP 586 (IL 162)
County Madison
Parcel No. 80119005
P.I.N. No. 09-1-22-06-00-000-003
Section 60-I-1
Project No. Old Troy Road Roundabout

CERTIFIED RESOLUTION
(Governmental Entity)

I, Dave Nonn, Mayor of City of Troy, a governmental entity organized and existing under the laws of the State of Illinois, including without limitation, city, village, incorporated town, county, park district, or township, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Council or Board of said governmental entity, a quorum of its members, trustees, or commissioners being present at a meeting held of the 2nd day of February, 2026, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that City Council of the above-referenced governmental entity are hereby authorized and directed to convey the governmental entity's interest in the following described real estate in Madison County, Illinois to the People of the State of Illinois, Department of Transportation for highway purposes for the sum of \$1.00:

A part of the Fractional Southwest Quarter of Section 6, Township 3 North, Range 7 West of the Third Principal Meridian, situated in Madison County, Illinois, described as follows:

Commencing at a Mag Nail set at the northwest corner of said Southwest Quarter of Section 6; thence on an assumed bearing of North 64 degrees 20 minutes 17 seconds East on the northerly line of said Fractional Southwest Quarter of Section 6, a distance of 107.18 feet to the easterly right of way line of the former Illinois Terminal Railroad (now Madison County Mass Transit District) for the Point of Beginning.

From said Point of Beginning; thence continuing North 64 degrees 20 minutes 17 seconds East on said northerly line, 90.62 feet; thence South 89 degrees 15 minutes 12 seconds East, 73.11 feet; thence South 78 degrees 43 minutes 26 seconds East, 330.16 feet to the easterly line of the tract of land described in the Warranty Deed to the City of Troy recorded August 22, 1967, in Book 2507 on Page 5; thence South 25 degrees 39 minutes 43 seconds East on said easterly line, 29.83 feet to the southeasterly corner of said City of Troy tract being on the northerly right of way of State Aid Route 9, Section 60-15d, described in the Dedication of Right of Way for Public Road Purposes recorded March 3, 1934, in Book 702 on Page 276; thence westerly on the northly right of way of State Aid Route 9, Section 60-15d and the southerly line of said City of Troy tract the following four (4) courses and distances: 1) westerly 341.14 feet on a curve to the left having a radius of 1,539.87 feet, the chord of said curve bears North 81 degrees 50 minutes 48 seconds

