



DocId:398566U

Tx:4661605

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2025R20820
STATE OF ILLINOIS
MADISON COUNTY
07/30/2025 10:37 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 22



50 CTX

Ordinance No. 2024 - 04

An Ordinance Approving an Amendment to the Official Zoning Map
Changing the Zoning Designations of 1501 and 1515 Formosa Road
from R-1 Single-family Residential to I-1 Light Industry

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF TROY, ILLINOIS

THIS SIXTEENTH DAY OF JANUARY, 2024

Whereas, Kent Higgings (as applicant and pending owner) has filed an application with the City of Troy to amend the Official Zoning Map and change the zoning designations of 1501 and 1515 Formosa Road with PINs# 09-1-22-18-00-000-003.002 and 09-1-22-18-00-000-003;

Whereas, prior to the presentation of this ordinance to the City Council, the Planning Commission held a public hearing January 11, 2024 in compliance with Section 154.143 of the Troy Municipal Code and the provisions of 65 ILCS 5/11-13-14 pursuant to proper legal notice; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2024-01PC to the City Council confirming that it recommends the request for a change in the zoning designations with stipulations, if any, as noted.

DR

Now, Therefore, Be It Ordained By the Mayor and the City Council of the City Of Troy, Illinois As Follows:

SECTION 1: The City Council hereby accepts the Planning Commission’s Recommendation No.2024-01PC to approve the requested zoning map amendment.

SECTION 2: The City Council hereby approves the request to amend the Official Zoning Map and change the zoning designations of 1501 and 1515 Formosa Road from R-1 Single-family Residential to I-1 Light Industry in accordance with the map and description attached hereto as Exhibit A. The stipulations, if any, as noted on the Planning Commission’s Recommendation 2024-01PC shall be in full force and effect.

SECTION 3: That the Code Official is hereby authorized to note the change made by this ordinance on the city’s Official Zoning Map.

SECTION 4: That the authority and approval provided in the ordinance is granted subject to all ordinances, rules and regulations of the City of Troy.

SECTION 5: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

Passed by the City Council of the City of Troy, Illinois, approved by the Mayor, and deposited in the office of the City Clerk and approved by the Mayor this sixteenth day of January, 2024.

Aldermen:

Dawson AYE

Italiano AYE

Total:

Flint AYE

Knoll AYE

8 Ayes

Hellrung AYE

Manley AYE

0 Nays

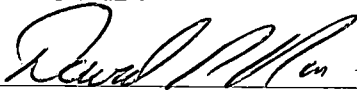
Henderson AYE

Turner AYE

0 Abstains

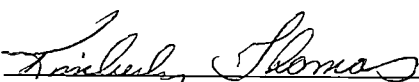


APPROVED:



David Nonn, Mayor

ATTEST:



Kimberly Thomas, City Clerk

RECOMMENDATION No. 2024~01PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Zoning Map Amendment (rezoning) from R-1 Single-family Residential to I-1 Light Industry at 1501 and 1515 Formosa Road

WHEREAS, the Planning Commission met on January 11, 2024 to consider an application for a zoning map amendment filed by applicant and pending buyer Kent Higgins. A copy of the application, certification regarding publication of the hearing notice and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to a 2 acre tract at 1501 Formosa Road with PIN # 09-1-22-18-00-000-003.002 and a 55+ acre tract at 1515 Formosa Road with PIN # 09-1-22-18-00-000-003; and

WHEREAS, the purchase of these properties are contingent on the approval of this zoning map amendment; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application

WHEREAS, the Planning Commission considered the factors as described in Section 154.143(D)

WHEREAS, following the testimony and deliberations, Planning Commissioners voted as recorded below:

Adams ABSENT Curtis YES Reiter ABSENT 5 Yeas
Bogue YES Lawrenz YES Stone YES 0 Nays
Compton YES Lybarger ABSTAIN Talbert ABSENT 1 Abstains

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: Amend the official Zoning Map to rezone a 2 acre tract at 1501 Formosa Road with PIN # 09-1-22-18-00-000-003.002 and a 55+ acre tract at 1515 Formosa Road with PIN # 09-1-22-18-00-000-003 from R-1 Single-family Residential to I-1 Light Industry

[] IS NOT recommended [X] IS recommended with the following stipulations, if noted:

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

DATED this 11th day of January, 2024.

By: Chairman, Planning Commission

Attest: Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances, the Planning Commission shall not recommend the adoption of any amendment unless they find that such amendment is in the public interest and not merely for the benefit of the party proposing it. Where the effect of a proposed amendment is to alter district boundaries or to change the status (permitted, special or prohibited) of any use, the Planning Commission shall make findings regarding all of the following matters:

a) Existing uses of property in the vicinity of the property in question:

Surrounding zones are of similar nature
Commercial, Agriculture, and some residential

b) The district classification of property in the vicinity of the property in question:

Aligns with future land use map and surrounding
uses and classifications

c) The suitability of the property in question for uses already permitted under the existing district classification:

Industrial uses are not permitted in R-1.
Although the proposed usage aligns with current use.

d) The trend of development in the vicinity of the property in question, including changes (if any) which may have taken place since that property was placed in its present district classification:

Adjacent parcel is new industrial use.
Other commercial uses near.

e) Whether the proposed amendment is in the public interest and not merely for the benefit of the party proposing it.

Annexation was approved by city council

Jamie M Stone 1/11/24
Chairman, Planning Commission Date

Charles Lawrence 1/11/24
Secretary, Planning Commission Date



NOTICE OF PUBLIC HEARING

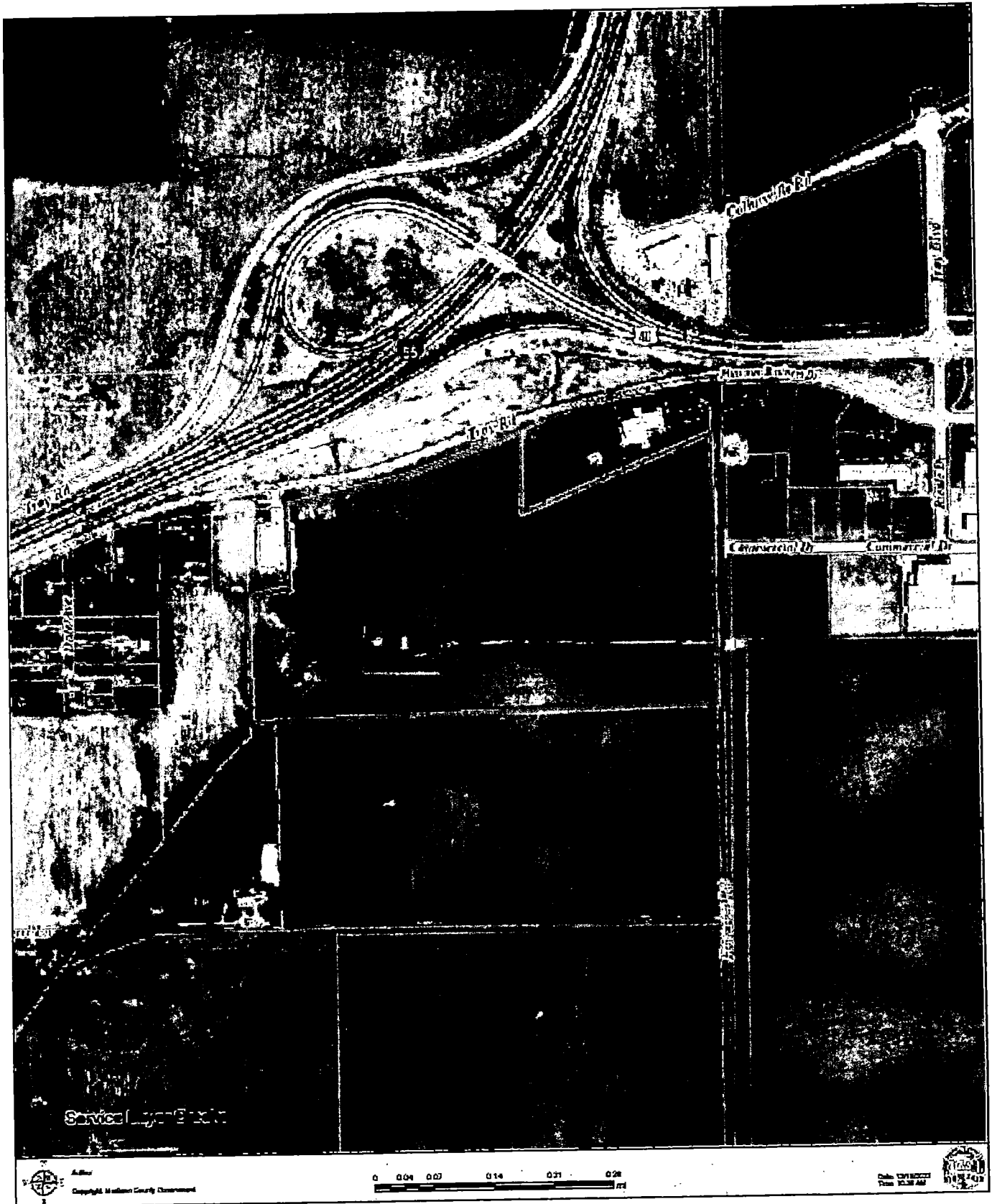
The City of Troy Planning Commission will hold a public hearing on Thursday, January 11, 2024 at 7:00 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant, Kent Higgins, is requesting a change in zoning from R-1 Single-family Residential to I-1 Light Industry on a 55+ acre tract at 1515 Formosa Road with PIN # 09-1-22-18-00-000-003 and a 2 acre tract at 1501 Formosa Road with PIN # 09-1-22-18-00-000-003.002. The purchase and subsequent annexation of these properties are contingent on the approval of this zoning map amendment.

A copy of the request and map is available for public inspection in the Building & Zoning Dept., 116 E. Market Street, Monday through Friday, 7:00 a.m. to 3:30 p.m. This hearing is open to the public. All interested members of the public are invited to attend and express their opinions in favor of or against this proposal.

Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: December 19, 2023
Media Notified: December 19, 2023

1501 and 1515 Formosa Road



PLAT OF SURVEY 1501 AND 1515 FORMOSA ROAD - TROY, IL

PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3
NORTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
MADISON COUNTY, IL

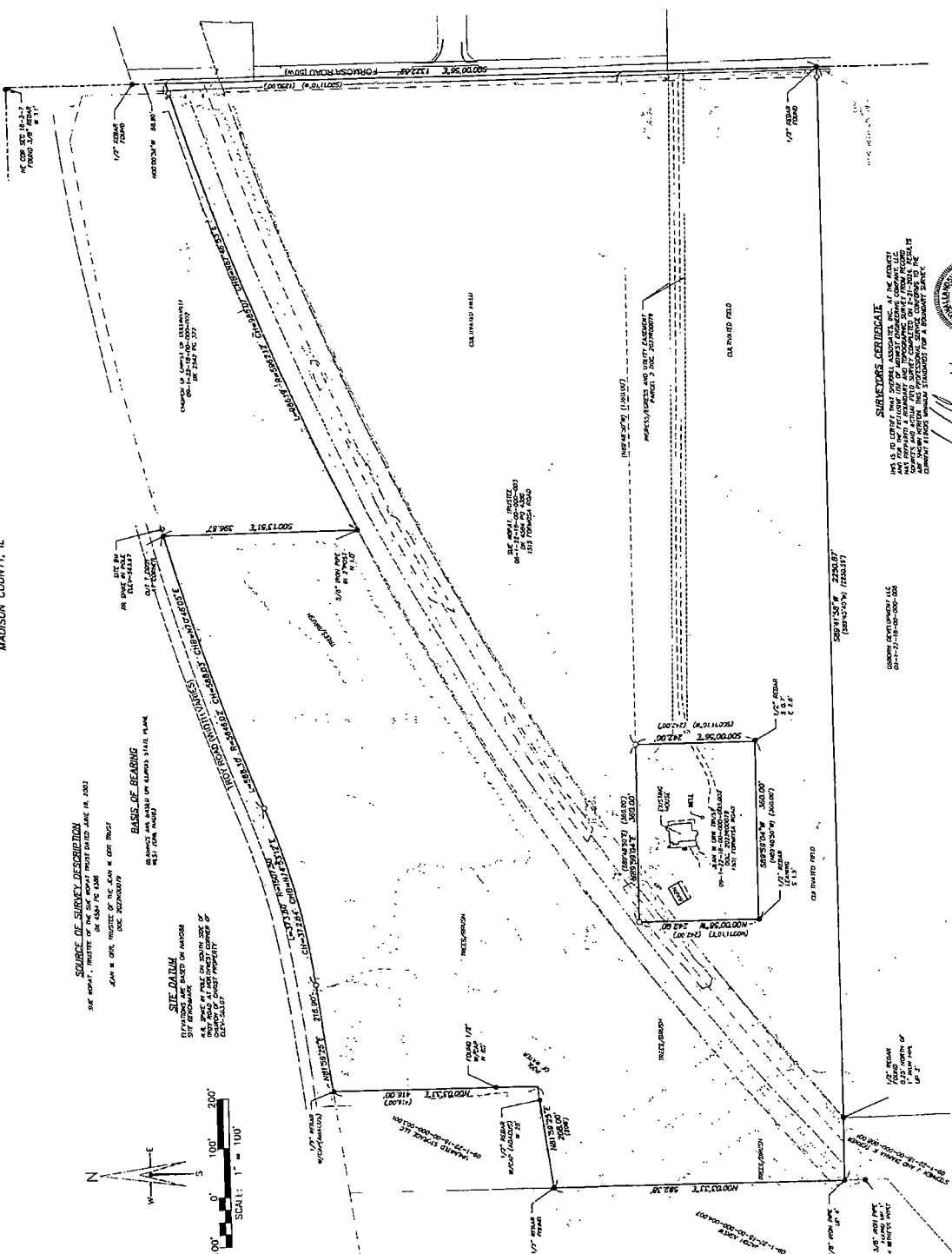
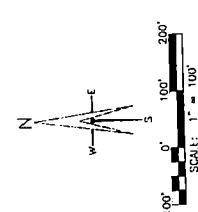
LEGEND

- 1/2" REBAR PERMANENT FOUND
- 0.5" REBAR SET
- EXISTING STRUCTURE
- 1/2" REBAR PERMANENT FOUND
- 0.5" REBAR SET
- 1/2" REBAR PERMANENT FOUND
- 0.5" REBAR SET
- 1/2" REBAR PERMANENT FOUND
- 0.5" REBAR SET

SOURCE OF SURVEY DESCRIPTION
SEE ADJ. PLAT, TRUSTEE OF THE SUE WRIGHT TRUST DATED JUNE 18, 2003
AS AMENDED BY ORDER OF THE COURT IN CASE NO. 03-00000000
CASE NO. 03-00000000

BASES OF BEARING
BEARINGS ARE BASED ON EDWARDS TRAIL PLANK
WEST SIDE MARKS

SITE DATA
DIMENSIONS ARE BASED ON MEASUREMENTS
MADE BY THE SURVEYOR IN THE FIELD
ON THE DATE OF THE SURVEY
AS SHOWN ON THE SOUTH SIDE OF
THE PLAT OF SURVEY
EDWARDS TRAIL PLANK
WEST SIDE MARKS



SURVEYORS CERTIFICATE
I, THE SURVEYOR, HAVE BEEN DULY QUALIFIED BY THE STATE OF ILLINOIS AS A PROFESSIONAL SURVEYOR AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED.

STATEMENT OF ENCUMBRANCES
NONE APPEAR AT THE TIME OF SURVEY

TOTAL AREA
23,989.01 S.F.



PLAT OF SURVEY
1501 AND 1515 FORMOSA ROAD
TROY, IL
 MIDWEST ENGINEERING COMPANY, LLC
 EDWARDSVILLE, IL 62025
 573-216-0066

SHERILL ASSOCIATES
Surveyors - Engineers - Planners

Illinois Design Firm
184-001238

Missouri Design Firm
001332

316 Main Street
Edwardsville, IL 62025
TEL (618) 656-9251

| NO. | DATE | REVISION |
|-----|------|----------|
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DOCUMENT OF RECORDS: ALL DOCUMENTS INVOLVED IN THIS SURVEY SHALL BE FILED IN THE PUBLIC RECORDS OFFICE OF MADISON COUNTY, ILLINOIS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PLAT HEREON. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES.



REQUEST FOR ZONING AMENDMENT

Date of Application: 11/14/2023

Rezoning requested from: R1 ~~ER~~ to I1

Applicant(s)/Agent(s):

Name: Kent Higgins Phone: 618-550-4081
 Address: P.O. Box 322, Highland, IL 62249
 Name: _____ Phone: _____
 Address: _____

Property Owner(s): (If different than applicant)

Name: Fred Wopat Phone: _____
 Address: 729 Payne Street, Edwardsville, IL 62025
 Name: _____ Phone: _____
 Address: _____

Property Information:

- Address/location of land: 1101 & 1115 Formosa Road, Collinsville, IL
- Existing use(s) and zoning classification of property: Agriculture
- Existing use(s) and zoning classification of other lots in the vicinity of property in question: Light Industrial, Commercial, Agriculture
- Suitability of the property in question for uses already permitted under existing regulations: Need commercial land use regulation approval.
- Suitability of the property in question for the proposed uses: Suitable
- The trend of development in the area of the property in question, including any changes which may have occurred since the property was initially zoned or last rezoned: The proposed land use meets the existing uses under construction in the area.

7. The effect the proposed rezoning would have on implementation of the Comprehensive Plan:
The proposed plan matches the comprehensive plan.
8. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:
The light industrial use will have slight impact on existing utilities and streets.
9. Provide any additional information pertinent to the proposed rezoning:
10. Attach a legal description and map, plat or survey of the property proposed for rezoning.
11. Applicants shall provide a list of names and addresses of the owners of record for all properties located within 250 feet of the subject property's boundary. Property owner lists shall be obtained from the Madison County Maps and Plats GIS Division of the Chief County Assessment Office.
12. A fee of \$300 must accompany this request.

I/We hereby certify that all of the information given herein and in the attachments hereto are true and correct to the best of my/our knowledge.

Dated this 15 day of November, 2023

Applicant(s)/Agent(s) [Signature] Kent O Higgins
Signature Printed Name

Applicant(s)/Agent(s) _____
Signature Printed Name

Property Owner(s) _____
Signature Printed Name

Property Owner(s) _____
Signature Printed Name

| | | |
|-----------------------|------------------|--------------------|
| Office Use: | | |
| Date of Filing: _____ | Check No.: _____ | Receipt No.: _____ |

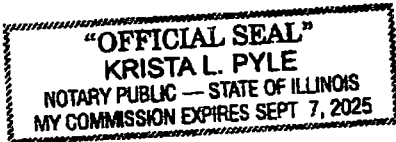
November 10, 2023

I, Fred Wopat, III, Power of Attorney for properties 1515 Formosa Road and 1501 Formosa Rd, Collinsville Illinois, have signed contract to sell said properties to Kent Higgins dated November 8th, 2023. Property is currently vacant and zoned agricultural. Closing is set for February 12th, 2024.

I am giving the buyer permission to request properties be zoned commercial at the Zoning and Commission hearing December 12th, 2023. Buyer is responsible for requesting the rezoning and will attend the hearing for the requested change.

Regards,

Fred Wopat III
Fred Wopat, III



Krista L. Pyle November 10, 2023

KENT HIGGINS
PO BOX 322
HIGHLAND ILLINOIS 62249

SUE WOPAT TRUST
729 PAYNE STREET
EDWARDSVILLE ILLINOIS 62025

JEAN W ORR TRUST
10105 BRAEBURN ROAD
BARRINGTON ILLINOIS 60010

OSBORN DEVELOPMENT LLC
7700 STONEBRIDGE GOLF DRIVE
MARYVILLE ILLINOIS 62062

WILLIAM & SHARON PLACHT
7606 PLUMMER BUSINESS DRIVE
TROY ILLINOIS 62294

SOUTHWESTERN ELECTRIC COOP.
525 US ROUTE 40
GREENVILLE ILLINOIS 62246

TERESA VISINTINE
44 RUSHMORE DRIVE
GLEN CARBON ILLINOIS 62034

CHURCH OF CHRIST OF COLLINSVILLE
1400 TROY ROAD
TROY ILLINOIS 62294

UNLIMITED STORAGE LLC
1140 TROY ROAD
COLLINSVILLE ILLINOIS 62234

JASON ASKEW
RYAN LYBARGER
27 LONGSHOT RIVE
TROY ILLINOIS 62294

STEPHEN MATHERS
DIANNA TICKNER
1 COWGIRL LANE
COLLINSVILLE ILLINOIS 62234

BERKLEY JACKSON DEVELOPMENTS
105 YORKSHIRE COURT
TROY ILLINOIS 62294

PLUMMER INVESTMENTS LLC
514 E VANDALIA STREET
EDWARDSVILLE ILLINOIS 62025

TIMOTHY & BEVERLY REEB
48 ANDERSON LANE
BELLEVILLE ILLINOIS 62221

4584 4386 2003R47209

STATE OF ILLINOIS
MADISON COUNTY
FILED FOR RECORD IN
THE RECORDERS OFFICE

06-25-2003 12:40:56 P

DANIEL R. DONOHOO
RECORDER

DOC. FEE: 25.00
PAGES: 4

DEED INTO TRUST

THIS INDENTURE
WITNESSETH, that the
Grantor,

SUE WOPAT,

for and in consideration of the
sum of Ten Dollars and other
good and valuable
considerations, the receipt of
which is hereby acknowledged,
**CONVEYS AND QUIT
CLAIMS** unto Grantee.

2500 ck # 7290
(FOR RECORDER'S USE ONLY)

SUE WOPAT, as trustee of The Sue Wopat Trust dated June 16, 2003,

whose address is

729 Payne Street, Edwardsville, IL 62025

all of her interest, as recorded in Book 3717, Page 1824 in the Office of the Recorder of Deeds
in Madison County, Illinois, in the following described real estate to-wit:

A tract of land in the Southeast Quarter of Section 7, Township 3 North, Range 7
West of the Third Principal Meridian, and the Northeast Quarter of Section 18,
Township 3 North, Range 7 West of the third Principal Meridian, described as
follows, to wit: Commencing at the Northeast corner of Section 18; thence South 0
degrees 01 minutes 20 seconds West along the East line of the Northeast Quarter of
Section 18, Township 3 North, Range 7 West a distance of 1649.10 feet to an iron
pin, said point being 1040.25 feet North 0 degrees 01 minutes 20 seconds East of the
Southeast corner of the Northeast Quarter of Section 18, Township 3 North, Range 7
West; thence from said point measure South 89 degrees 45 minutes 40 seconds West
2250.59 feet to an iron pin; thence North approximately 1446.48 feet to what was
once the Southerly line of the Troy and Collinsville Turn Pike; thence running North
68 degrees East along the Southerly line of said Turn Pike 679.14 feet to the
Northerly line of said Section 18; thence running East along said Northerly line of
said Section 577.5 feet to what was once the Southeast corner of a school lot; thence
running North 228.36 feet to what was once the center line of the Troy and
Collinsville Turnpike; thence running North 68 degrees East to the intersection of the
center line of said turnpike with the center line of the Edwardsville and Belleville
Road; thence running South along the center line of said road which is also the
Easterly line of Section 7 aforesaid 666.6 feet to the place of beginning, in Madison
County, Illinois, excepting therefrom a 1 acre plus tract in the Southeast Quarter of
Section 7 conveyed to John Henry Wilhelm by Warranty Deed recorded April 20,
1950 in Book 1194 page 79, also excepting therefrom a 6 acre tract in the Northeast

4584 4387

Quarter of Section 18 conveyed to Church of Christ of Collinsville by Warranty Deed recorded March 7, 1968 in Book 2542 Page 322, and subject to Public Highway Right of Way Easements granted to the State of Illinois in Book 802 Page 330, Book 1562 Page 50 and Book 1671 Page 139.

Less a 1.97-acre tract, which was conveyed to Donald W. Spencer by a deed executed by Agnes Helmkamp, as Executrix of the Estate of Frances H. Wilhelm, Deceased, on January 2, 1992, and recorded on March 13, 1992, in the recorder's office of Madison County, Illinois, in Book 3678, Page 113, which tract of land is legally described as follows:

A tract of land being a part of the Northwest Quarter of Section 18, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows: Commencing at the intersection of the Southerly Right-of-Way line of U.S. Route 66 (F.A.R. 190) with the West line of the aforementioned Northeast Quarter-Section, measure thence Northeasterly along said Right-of-Way line, a distance of 461.10 feet to the Northwesterly corner of land owned now or formerly by Henry Wilhelm, and the Northeasterly corner of lands owned now or formerly by Anton Arth, and said corner being the Point of Beginning of the tract of land hereinafter described; thence continuing Northeasterly along said Right-of-Way line, a distance of 208.00 Feet; thence Southerly, measuring an interior angle of 83 Degrees 36 Minutes 27 Seconds and parallel with the West line of said Wilhelm lands, a distance of 416.00 Feet; thence Southwesterly measuring an interior angle of 96 Degrees 23 Minutes 33 Seconds and parallel with said Right-of-Way line, a distance of 208 Feet to a point on the said West line of Wilhelm lands; thence Northerly, measuring an interior angle of 83 Degrees 36 Minutes 27 Seconds and along said West line of Wilhelm lands, being also, the East line of the aforementioned Arth lands, a distance of 416.00 Feet to the Point of Beginning, and containing 1.97 Acres.

Permanent Parcel No.: 09-1-22-18-00-000-003 and
09-1-22-18-00-000-003.ROO

Survey Required for Recording
6/23/03

Together with all appurtenances and improvements. Subject to all rights, easements and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant such successor or successors in trust all the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in

possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways, and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any terms of the said Trust Agreement and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyances or other instruments were executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or any other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

STATE OF ILLINOIS
MADISON COUNTY
FILED FOR RECORD IN
THE RECORDERS OFFICE

97 JUN -3 AM 11:19

Amil R. Danchoo
RECORDER

MAIL TO:

*First Federal S&L
Association*

Edwardsville IL

NAME & ADDRESS OF TAXPAYER:

** Jean W. Orr
1501 Formosa Road
Collinsville, IL*

62234

BOOK 4140 PAGE 0007

This space for Recorder's use only

17.00

ABSTRACTS AND TITLES, INC.
205 NORTH SECOND STREET
EDWARDSVILLE, IL 62025

WARRANTY DEED

62760

THIS INDENTURE WITNESSETH That the Grantors FREDERICK WOPAT III AND JEAN A. WOPAT, HUSBAND AND WIFE, of the County of MADISON and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to JEAN W. ORR

whose address is *1501 Formosa Rd.
Collinsville, IL 62234*

the following described real estate to-wit:

For Legal Description See Attached Exhibit "A"

Permanent Parcel No. 09-1-22-18-00-000-003.002

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

situated in Madison County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead

MADISON
CO. NO. 080

135546



STATE OF ILLINOIS
REAL ESTATE TRANSFER

DEPT. OF REVENUE 3-5-00

RB:10784

Exemption Laws of the State of Illinois.

Dated this 30th day of May 1997.

REG #4140 PAG: 0008

Frederick Wopat III
FREDERICK WOPAT III

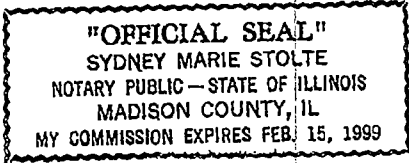
Jean A. Wopat
JEAN A. WOPAT

STATE OF ILLINOIS }
 } SS
COUNTY OF MADISON }

I, the undersigned, a Notary Public in and for said county and State aforesaid, DO HEREBY CERTIFY FREDERICK WOPAT III AND JEAN A. WOPAT personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 30th day of May, 1997.

Sydney Marie Stolte
Notary Public



This Instrument was prepared by: Barbara L. Sherer, Attorney at Law, Attorney Registration No. 06202620 Whose address is : Suite 102, 205 North Second Street, Edwardsville, Illinois 62025 Phone (618) 692-6656

Exhibit "A"

Blk # 4140 P&G: 0009

Parcel 1: A tract of land in the Northeast Quarter of Section 18, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois being more particularly described as follows: Commencing at the Northeast corner of Section 18; thence South 0 degrees 11 minutes 10 seconds West (based on Grid North, Illinois State Plane Coordinate System, West Zone) along the East line of said Section 1250.0 feet; thence North 89 degrees 48 minutes 50 seconds West 1360 feet to an iron rod at the point of beginning of the tract herein described; thence South 0 degrees 11 minutes 10 seconds West 242.0 feet to an iron rod; thence North 89 degrees 48 minutes 50 seconds West 360.0 feet to an iron rod; thence North 0 degrees 11 minutes 10 seconds East 242.0 feet to an iron rod; thence South 89 degrees 48 minutes 50 seconds East 360.0 feet to the point of beginning, (except coal underlying said premises) in Madison County, Illinois.

AM
L
O

Parcel 2: An easement for ingress, egress and utility purposes over and across a 30 foot wide strip of land, the center line of which extends from a point in the East line of the above described 2.00 acre tract located 90 feet South of the Northeast corner thereof and running thence South 88 degrees 58 minutes 20 seconds East 1360.15 feet to a point in the East line of Section 18 located 1360.0 feet South of the Northeast corner thereof in Madison County, Illinois.

End of Document

Parcel Information Report
MADISON County
09-1-22-18-00-000-003.

| | | | | | | |
|----------------------------|------------------------|----------------------|-----------------------|------------------------|--------------------------|----------------------------|
| Parcel No | Township | Tax Code | Property Class | Land Use | 1977 Base Value | Senior Freeze Year |
| 09-1-22-18-00-000-003. | 09-JARVIS | 364 | 0021 | 0230 | 14,530 | |
| Alternate Parcel No | Homesite Acres | Farm Acres | Gross Acres | TIF Base | EZone Parcel | Senior Freeze Value |
| | 0.0000 | 55.2300 | 55.2300 | 0 | NO | 0 |
| Parcel Status | Activation Year | Lot Dimension | | Level Activated | Township Assessor | |

Owner Name and Address WOPAT SUE TRUSTEE AND SUE WOPAT TRUST
 729 PAYNE ST
 EDWARDSVILLE, IL 62025

Alternate Name and Address

Parcel Sales

Site Address 1515 FORMOSA RD
 COLLINSVILLE, IL 62234

4584 / 4386

Legal Description PT N1/2 NE

Parcel Notes

Assessment Information

| | | | | | | | | |
|----------------------------|--|---------------------------------|-----------------------------------|-----------------------------|---------------------------------|-------------------------------|-------------------------|-------------------------|
| Tax Year 2023 | Parcel No: 09-1-22-18-00-000-003. | | | | | | | |
| Category | Partial Bldg Ind | Farm Land | Farm Building | Non Farm Land | Non Farm Building | Total New Construction | Total Demolition | Assessment Total |
| Prior Year Equalized | N | 25,440 | 0 | 0 | 0 | 0 | 0 | 25,440 |
| Township Assessor | N | 27,170 | 0 | 0 | 0 | 0 | 0 | 27,170 |
| Supervisor of Assessments | N | 27,170 | 0 | 0 | 0 | 0 | 0 | 27,170 |
| S of A Equalized | N | 27,170 | 0 | 0 | 0 | 0 | 0 | 27,170 |
| Board of Review | N | 27,170 | 0 | 0 | 0 | 0 | 0 | 27,170 |
| Assessment Category | | Homesite Dwelling Factor | Farm Land/ Building Factor | Non Farm Land Factor | Non Farm Building Factor | | | |
| SE | | 1.0000 | 1.0000 | 1.000000 | 1.000000 | | | |

Parcel Genealogy:

Parcel Information Report
MADISON County
09-1-22-18-00-000-003.002

| | | | | | | |
|----------------------------|------------------------|----------------------|-----------------------|-----------------|------------------------|----------------------------|
| Parcel No | Township | Tax Code | Property Class | Land Use | 1977 Base Value | Senior Freeze Year |
| 09-1-22-18-00-000-003.002 | 09-JARVIS | 364 | 0040 | 0431 | 0 | |
| Alternate Parcel No | Homesite Acres | Farm Acres | Gross Acres | TIF Base | EZone Parcel | Senior Freeze Value |
| | 0.0000 | 0.0000 | 2.0000 | 0 | NO | 0 |
| Parcel Status | Activation Year | Lot Dimension | | | Level Activated | Township Assessor |

Owner Name and Address JEAN W ORR TRUST
 10105 BRAEBURN RD
 BARRINGTON, IL 60010

Alternate Name and Address Relationship = Trustee
 ORR JEAN W
 10105 BRAEBURN RD
 BARRINGTON, IL 60010

| | | | | | | | |
|---------------------|------------------------|---------------------|----------------------------|--------------------------|-------------------------------|------------------|---------------|
| Parcel Sales | Document Number | Date of Sale | Gross Selling Price | Net Selling Price | Valid Sale Filing Date | Book Page | Deed |
| | 2022R00079 | 01/03/2022 | \$0.00 | \$0.00 | N 2022-01-03 | | Deed In Trust |

Site Address 1501 FORMOSA RD
 COLLINSVILLE, IL 62234

Legal Description PT MID PT NE

Parcel Notes

Assessment Information

| Tax Year | 2023 | Parcel No: | 09-1-22-18-00-000-003.002 | | | | Total New Construction | Total Demolition | Assessment Total |
|----------------------------|------------------|---------------------------------|---------------------------|-----------------------------------|-----------------------------|---------------------------------|------------------------|------------------|------------------|
| Category | Partial Bldg Ind | Farm Land | Farm Building | Non Farm Land | Non Farm Building | | | | |
| Prior Year Equalized | N | 0 | 0 | 20,430 | 103,600 | 0 | 0 | 124,030 | |
| Township Assessor | N | 0 | 0 | 20,430 | 103,600 | 0 | 0 | 124,030 | |
| Supervisor of Assessments | N | 0 | 0 | 20,430 | 103,600 | 0 | 0 | 124,030 | |
| S of A Equalized | N | 0 | 0 | 20,430 | 103,600 | 0 | 0 | 124,030 | |
| Board of Review | N | 0 | 0 | 20,430 | 103,600 | 0 | 0 | 124,030 | |
| Assessment Category | | Homesite Dwelling Factor | | Farm Land/ Building Factor | Non Farm Land Factor | Non Farm Building Factor | | | |
| SE | | 1.0000 | | 1.0000 | 1.000000 | 1.000000 | | | |

Parcel Genealogy:

Legal Notice

Run Date(s): December 28, 2023

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 12/28 and the last publication was 12/28.

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

Troy Times Tribune

By: [Signature]

Registered Agent

Date: 12/28/2023

Publication Charge: \$ 28.80

The City of Troy Planning Commission will hold a public hearing on Thursday, January 11, 2024 at 7:00 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant, Kent Higgins, is requesting a change in zoning from R-1 Single-family Residential to I-1 Light Industry on a 55+ acre tract at 1515 Formosa Road with PIN # 09-1-22-18-00-000-003 and a 2-acre tract at 1501 Formosa Road with PIN # 09-1-22-18-00-000-003.002. The purchase and subsequent annexation of these properties are contingent on the approval of this zoning map amendment. A copy of the request and map is available for public inspection in the Building & Zoning Dept., 116 E. Market Street, Monday through Friday, 7:00 a.m. to 3:30 p.m. This hearing is open to the public. All interested members of the public are invited to attend and express their opinions in favor of or against this proposal. Linda Taake Building & Zoning Administrative Coordinator 12/28c

Legal Notice

Run Date(s): November 23, 2023

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 11/23 and the last publication was 11/23.

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

Troy Times Tribune

By:



Registered Agent

Date: 11/27/2023

Publication Charge: \$ 28.80

The City of Troy Planning Commission will hold a public hearing on Thursday, December 14, 2023 at 7:00 p.m. in Council Chambers in the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment to conform with Section 15-1.01 of the Troy Code of Ordinances. The applicant, Ken Higgins, is requesting a change in zoning from R-1 Single-Family Residential to C-1 Light Industry on a 55+ acre tract at 1513 Commerce Road with PID # 02-1-23-18-00-000-000. The purchase and subsequent acquisition of this property is contingent on approval of the zoning map amendment. A copy of the request and map is available for public inspection at the Building & Zoning Dept., 116 E. Market Street, Monday through Friday, 7:00 a.m. to 3:30 p.m. The hearing is open to the public. All interested members of the public are invited to attend and express their opinions in favor of or against this proposal. Linda Tuck Building & Zoning Administrative Coordinator 11/23c

END OF DOCUMENT