



DocID:8924874

Tx:4625138

2024R16015

STATE OF ILLINOIS

MADISON COUNTY

06/10/2024 03:01 PM

LINDA A. ANDREAS

CLERK & RECORDER

REC FEE: 50.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RMSFS FEE:

# OF PAGES: 15

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294



50- CTY

**Ordinance No. 2024 - 25**

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

(Namely, 209 Hazel Street  
Owned by  
Carl Teets and Dawn Wilson)

**WHEREAS**, Carl Teets and Dawn Wilson, petitioners/owners of certain territory also known as 209 Hazel Street (parcel numbers 09-2-22-04-15-401-006 and 09-2-22-04-16-401-006) 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

**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.

DR

**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 209 Hazel Street, 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 20<sup>th</sup> day of May, 2024.

**Aldermen:**

Dan Dawson	<u>AYE</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>ABSENT</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

**APPROVED:**

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

**ATTEST:**

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



**MAPS & PLATS**

Survey Required  
For Recording

Initials AE

Date 6/7/2024  
DOC-2024R16045 Pg 2 of 15



# PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name CARL + DAWN TEETS Address 209 HAZEL ST TROY IL 62294  
 Phone Number 618-467-6998 Email \_\_\_\_\_

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

The undersigned Petitioner(s) respectfully represent(s):

1. Petitioner(s) is/are owner(s) of record of all lands within the territory sought to be annexed and legally described in the document attached hereto as Exhibit "\_\_\_\_" and by reference thereto made a part hereof and sometimes referred to herein as the Tract.
2. The Tract is not within the corporate limits of any municipality but is contiguous to the City of Troy, Illinois.
3. - There are no electors residing in the Tract.  
 - This petition, in addition to being signed by all owners of record of all lands within the territory sought to be annexed, is also signed by at least 51% of the electors residing therein.
4. That a copy of the map of the lands sought to be annexed is attached hereto as Exhibit "\_\_\_\_" and by reference thereto is made a part thereof.
5. Any additional information: \_\_\_\_\_

The undersigned Petitioner(s) respectfully requests:

- A. That the above described tract be annexed to the City of Troy, Illinois, by ordinance of the Mayor and City Council of the City of Troy, Illinois, pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.
- B. That such other action be taken as is appropriate in the premises.

**Sign in person - witnessed by a Notary Public (available at City Hall)**

[Signature]  
 Signature of Owner  
CARL Teets  
 Printed Name of Owner

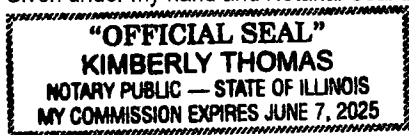
[Signature]  
 Signature of Co-Owner  
Dawn Wilson  
 Printed Name of Co-Owner

\* \* \* \* \*

State of Illinois ) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify  
 ) that CARL TEETS & DAWN R WILSON 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 9<sup>TH</sup> day of April, 2024

Notary Seal



[Signature]  
 Notary Public

**OFFICE USE ONLY:**

Date Received: April at \_\_\_\_\_: \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

Comments: \_\_\_\_\_

- Map prepared by an Illinois registered land surveyor
- Annexation notice mailed to:  Jarvis Township Board  Tri-Township Library Trustees  Troy Fire Protection District Trustees
- Affidavit verifying notification to each taxing district filed with the Recorder of Deeds Office.
- Certified copy of the annexation ordinance including the ordinance, legal description, affidavit or proof of service and the map must be filed with:  Madison County Recorder of Deeds  Madison County Maps & Plats  Madison County Clerk
- Copy of Ordinance sent to owner



DocId:8894291

Tx:4606715

PTAX-042268

2023R31181  
STATE OF ILLINOIS  
MADISON COUNTY  
11/20/2023 10:37 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 52.00  
CO STAMP FEE: 140.00  
ST STAMP FEE: 280.00  
RHSPS FEE: 18.00  
# OF PAGES: 3

142685  
16f2 Abstracts and Titles  
205 N. Second Street  
Edwardsville, IL 62025

**WARRANTY DEED**

142685  
emh

\$70<sup>00</sup>  
AT

THIS INDENTURE WITNESSETH, that the Grantors, RANDAL C. BODE and COLLEEN D. BODE, 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 CARL J. TEETS and DAWN R. WILSON,

whose address is:

not as tenants in common, but as JOINT TENANTS the following described real estate, to wit:

Lots 14, 16 and 18 in Hazelwood Place, a subdivision according to the plat thereof recorded in Plat Book 7 Page 24 in the Recorder's Office of Madison County, Illinois, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Commonly known as: 209 Hazel St., Troy, IL

Permanent Parcel No. 09-2-22-04-15-401-006  
09-2-22-04-16-401-006

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

CT DW





**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.
- \_\_\_ 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.
- \_\_\_ 3. A sale or exchange of land between owners of adjoining and contiguous land.
- \_\_\_ 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.
- \_\_\_ 5. A conveyance of land owned by a public utility 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.
- \_\_\_ 7. A conveyance made to correct a description in prior conveyance.
- \_\_\_ 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 1<sup>st</sup> 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 RANDAL C BODE SIGNATURE: Randal C Bode DATE: 11-7, 2023  
*(Please Print)*

Subscribed and sworn to before me this



7 day of Nov, 2023  
Anne R Kelly  
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: \_\_\_\_\_

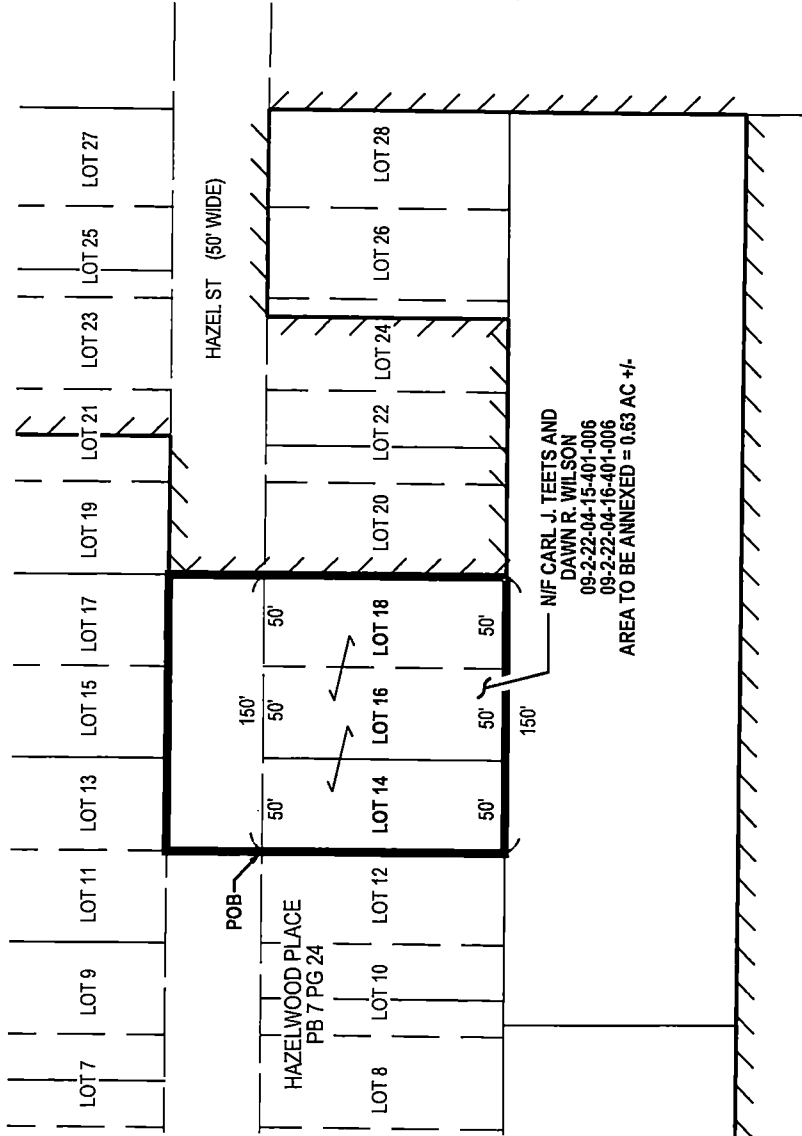
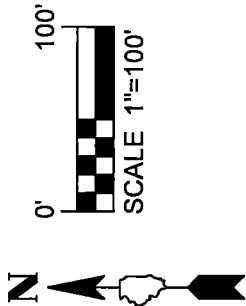
_____	_____	_____
<i>Municipal Planning Official's Signature</i>	<i>Print Name</i>	<i>Date</i>
_____	_____	_____
<i>Municipal Planning Official's Signature</i>	<i>Print Name</i>	<i>Date</i>

(Revised 8/11)

**END OF DOCUMENT**

EXHIBIT A

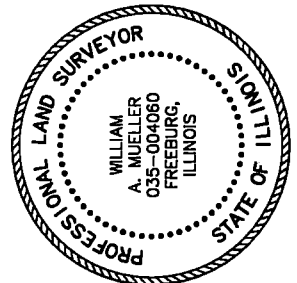
TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. \_\_\_\_\_  
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 7 WEST  
 OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



**LEGEND**

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- POINT OF BEGINNING

WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAT FROM RECORD SOURCES.



*William A. Mueller* 03/11/2024

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

PROJECT NO.:	15062.002
DATE:	03/06/2024
REVISION:	

ANNEXATION PLAT  
 209 HAZEL ST  
 CITY OF TROY, IL



EXHIBIT: **A**



**Annexation Legal Description**

**Owner: Carl J. Teets and Dawn R. Wilson**

**Parcel: 09-2-22-04-15-401-006 & 09-2-22-04-16-401-006**

Lots 14, 16, and 18 in Hazelwood Place, a subdivision according to the plat thereof recorded in Plat Book 7 Page 24 in the Recorder's Office of Madison County, Illinois, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Further described as follows:

Beginning at the northwest corner of said Lot 14; thence easterly on the south right of way line of Hazel Street, 150 feet to the east line of said Lot 18; thence southerly on said east line to the south line of said Hazelwood Place; thence westerly on said south line, 150 feet to the west line of said Lot 14; thence northerly on said west line to the Point of Beginning.



PETITION FOR THE ANNEXATION  
OF 209 HAZEL STREET  
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 **209 Hazel Street**, Troy, Madison County, Illinois.

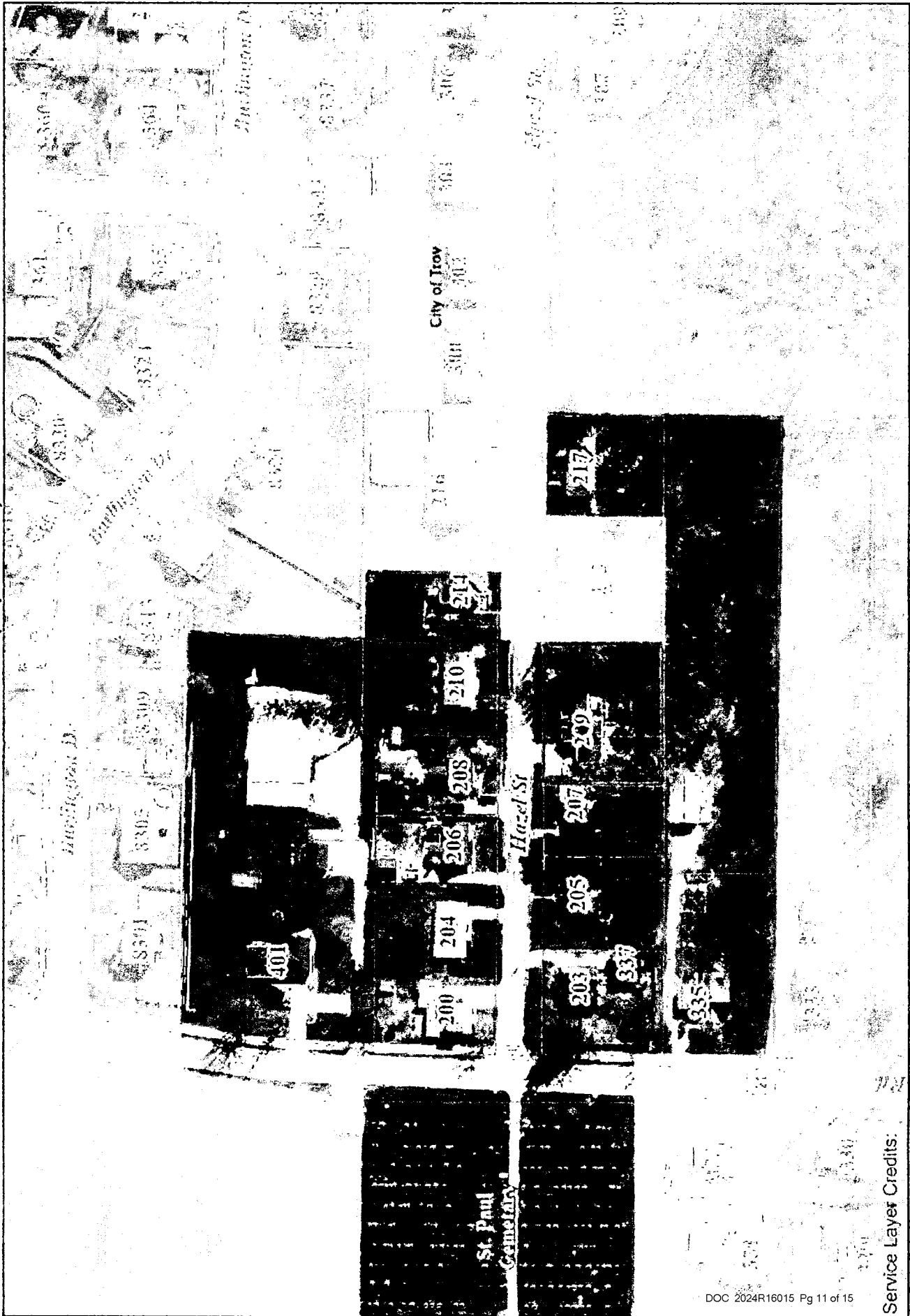
An ordinance to annex this property with **parcel ID #s 09-2-22-04-16-401-006 and 09-2-22-04-15-401-006** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 20, 2024, at 6:30 p.m. in the City Council Chambers, 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: 04/15/23

Linda Taake,  
Building & Zoning  
Administrative Coordinator

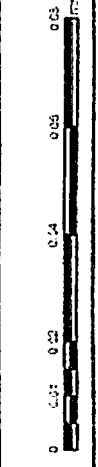
209 Hazel Street (2 parcels)



Service Layer Credits:



Date: 06/20/24  
Time: 12:25 PM





*PETITION FOR THE ANNEXATION  
OF 209 HAZEL STREET  
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 **209 Hazel Street**, Troy, Madison County, Illinois.

An ordinance to annex this property with **parcel ID #s 09-2-22-04-16-401-006 and 09-2-22-04-15-401-006** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 20, 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: 04/15/23

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 2024-25 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 209 Hazel Street) Owned by Carl Teets and Dawn Wilson** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15<sup>th</sup> day of April, 2024:

Linda Taake  
Tri-Township Library  
34 David Drive  
St. Jacob, Illinois 62281

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

Kevin Byrne  
Troy Fire Protection District  
26 Lake Dr.  
Troy, Illinois 62294

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

Alan Dunstan  
Jarvis Township Clerk  
1101 Antler Drive  
Troy, Illinois 62294

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

Maryellen Akridge  
Tri-Township Library  
43 Lake Drive  
Troy, Illinois 62294

Jessica Dudley  
Jarvis Township Assessor  
506 Lower Marine Road  
Troy, Illinois 62294

Michael Cushing  
Troy Fire Protection District  
27 Stonebrooke  
Troy, Illinois 62294

Katie Devany  
Tri-Township Library  
1 Autumn Oaks  
Troy, Illinois 62294

Dale Grapperhaus  
Township Highway Commissioner  
7948 W. Kirsch Road  
Troy, Illinois 62294

Steve Lynn  
Troy Fire Protection District  
8383-Mill Hill Lane  
Troy, Illinois 62294

Dawn Henry  
Tri-Township Library  
256 Fairington Drive  
Troy, Illinois 62294

Scott Wiesehan  
Jarvis Township  
1129 Troy O'Fallon Road  
Troy, Illinois 62294

Fred Patterson  
Troy Fire Protection District  
127 Pebblebrooke  
Troy, Illinois 62294

Kathy Scheller  
Tri-Township Library  
600 Woodland Hills  
Troy, Illinois 62294

Jason Helldoerfer  
Jarvis Township  
132 Blackjack Road  
Troy, Illinois 62294

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

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

Nathan Hovatter  
Jarvis Township  
409 Avalon  
Troy, Illinois 62294

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

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

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

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

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

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

Andrea D Lambert  
Andrea D. Lambert

4/15/24  
Date

SUBSCRIBED and SWORN to before me this 15<sup>TH</sup> day of April, 2024.

My commission expires:

Linda S. Taake  
Notary Public



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 2024-25 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 209 Hazel Street) Owned by Carl Teets and Dawn Wilson** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15<sup>th</sup> day of April, 2024:

Linda Taake  
Tri-Township Library  
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St. Jacob, Illinois 62281

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

Kevin Byrne  
Troy Fire Protection District  
26 Lake Dr.  
Troy, Illinois 62294

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

Alan Dunstan  
Jarvis Township Clerk  
1101 Antler Drive  
Troy, Illinois 62294

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

Maryellen Akridge  
Tri-Township Library  
43 Lake Drive  
Troy, Illinois 62294

Jessica Dudley  
Jarvis Township Assessor  
506 Lower Marine Road  
Troy, Illinois 62294

Michael Cushing  
Troy Fire Protection District  
27 Stonebrooke  
Troy, Illinois 62294

Katie Devany  
Tri-Township Library  
1 Autumn Oaks  
Troy, Illinois 62294

Dale Grapperhaus  
Township Highway Commissioner  
7948 W. Kirsch Road  
Troy, Illinois 62294

Steve Lynn  
Troy Fire Protection District  
8383 Mill Hill Lane  
Troy, Illinois 62294

Dawn Henry  
Tri-Township Library  
256 Fairington Drive  
Troy, Illinois 62294

Scott Wiesehan  
Jarvis Township  
1129 Troy O'Fallon Road  
Troy, Illinois 62294

Fred Patterson  
Troy Fire Protection District  
127 Pebblebrooke  
Troy, Illinois 62294

**END OF DOCUMENT**