

Prepared by:

City Clerk 116 E. Market Street Troy, Illinois 62294



2024R16017
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:
RHSPS FEE:

OF PAGES: 16

50 CTY

Ordinance No. 2024 - 27

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

(Namely, 8408 Country Lane Owned by Lorenzo Reid)

WHEREAS, Lorenzo Reid, petitioners/owners of certain territory also known as 8408 Country Lane (parcel numbers 09-2-22-15-13-301-001 and 09-2-22-15-13-301-002) 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.

DOC 2024R16017 Pg 1 of 16

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 <u>8408 Country Lane</u>, 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 20th day of May, 2024.

Aldermen:

Dan Dawson	AYE	Sam Italiano	394	Ayes:	٦_
Tim Flint	3YE_	Debbie Knoll	AYE	Nays:	
Elizabeth Hellrung	<u> aye</u>	Tony Manley	ABSENT	Absent:	
Nathan Henderson	AYE	Troy Turner	AYE	Abstain:	0

APPROVED:

DAVID NONN, Mayor

City of Troy, Illinois

ATTEST:

KIMBERLY THOMAS, Clerk

City of Troy, Illinois

MAPS & PLATS

Survey Required For Recording

DOC 2024R16017 Pg 2 of 16



PETITION FOR ANNEXATION

- L L N O S Please us	se ONLY BLUE or BLACK INK	www.troyil.us
lame Lorenzo Reid	Address <u>8408</u> <i>Co</i>	entry lone
hone Number <u>618-671-7988</u>	Email lorenzoreic	1314 agmail co
e: Mayor and City Council, City of Troy, Illino		
The undersigned Petitioner(s) respectfully represent(s)		
Petitioner(s) is/are owner(s) of record of all lands within		
attached hereto as Exhibit "" and by reference the		
The Tract is not within the corporate limits of any munic	cipality but is contiguous to the City of Troy, II	llinois.
- There are no electors residing in the Tract.		
- This petition, in addition to being signed by all owners	ક of record of all lands within the territory sou	ght to be annexed, is also
signed by at least 51% of the electors residing therein.		
That a copy of the map of the lands sought to be annex	(ed is attached hereto as Exhibit "" and I	by reference thereto is made a
part thereof.		
Any additional information:		
The undersigned Petitioner(s) respectfully requests:		
That the above described tract be annexed to the City of	of Troy Illinois, by ordinance of the Mayor an	d City Council of the City of
Troy, Illinois, pursuant to Section 7-1-8 of the Illinois Mu		
That such other action be taken as is appropriate in the	·	14041
		·
Sign in person – witness	ed by a Notary Public (available at	City Hall)
		,
	·	
Signature of Owner	Signature of Co-Owner	
Signature of owner	Signature of Co-Owner	
Lorenzo Keid		
Printed Name of Owner	Printed Name of Co-Owne	
· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,	•
* * *	: * * * * * *	
,	tary Public, in and for said County and State	
) that Lorenzo Re		me to be the same person(s)
, , , , , , , , , , , , , , , , , , , ,	ubscribed to the foregoing Petition for Annexa	• • • • • • • • • • • • • • • • • • • •
·	rson and acknowledged that he/she/they sign	
instrument as his/her/the	eir own free and voluntary act for the uses an	d purposes therein set forth.
Given under my hand and Notarial Seal this _	5TH day of DECEMBER	, 20 <u>2</u> 3
"OFFICIAL SEAL"	/ /	
KIMBERLY THOMAS	Knil, O. Al	ans a co
**COFFICIAL SEAL" KIMBERLY THOMAS NOTARY PUBLIC — STATE OF ILLINOIS MY COMMISSION EXPIRES JUNE 7, 2025	Notary Public/	arrado)

OFFICE USE ONLY:

Date	e Received:at:a.m./p.m. by
Con	nments;
	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: \[\textsit{\textsuperpartial} \textsuperpartial \textsuper

PTAX-042547

2023R32783
STATE OF ILLINOIS
MADISON COUNTY
12/08/2023 09:55 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 118.50
ST STAMP FEE: 237.00
RHSPS FEE: 18.00
OF PAGES: 4

FIRST AMERICAN TITLE FILE # 2/10058

WARRANTY DEED

The Grantors, MATHEW CLARK and AARON L. HUNNICUTT-CLARK, a married couple, whose address is 8408 Country Lane, Troy, IL 62294, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to the Grantee, LORENZO REID, a single man, whose address is 1415 N. 53rd St., Washington Park, IL 62204, all interest in the following described Real Estate situated in the County of Madison in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record.

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

Permanent Real Estate Index Number: 09-2-22-15-13-301-001 and 09-2-22-15-13-301-002

Address of Real Estate: 8408 Country Lane, Troy, IL 62294

Dated this ______ day of December ______, 2023.

GRANTORS:
MACIA
MATHEW CLARK AARON L. HUNNICUTT-CL
STATE OF TUNO(S
COUNTY OF MANISON) SS
I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, Mathew Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.
Given under my hand and official seal this
Notary Public
STATE OF JUNOS SS STATE OF MADISON OFFICIAL SEAL JAMIE L ARZUAGAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/6/25
I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, Aaron L. Hunnicutt-Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth.
Given under my hand and official seal this day of day of
OFFICIAL SEAL JAMIE L ARZUAGAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/6/25
Prepared by: John W. McCracken, Attorney, McCracken Law Firm, LLC., 1 Country Club View, Suite 201, Edwardsville, IL 62025, john@mccrackenlaw.com, 618-685-1200
After Recording Mail to: Lorenzo Cortez Reid, 8408 Country Lane, Troy, IL 62294

Name and Address of Taxpayer: Lorenzo Cortez Reid, 8408 Country Lane, Troy, IL 62294

EXHIBIT A - LEGAL DESCRIPTION

Tract I:

Lot 4 in Steelecrest Country Estates, a subdivision, according to the plat thereof recorded in Plat Book 35 Page 123, in the Recorder's Office of Madison County, Illinois.

Except coal, gas, and other mineral rights conveyed, excepted or reserved in prior conveyances.

Situated in the County of Madison and State of Illinois.

Permanent Parcel Number: 09-2-22-15-13-301-001

Commonly known as: 8404 Country Ln, Troy, IL 62294

Tract II:

Lot 3, except that part conveyed to Joyce A. Stone formerly known as Joyce A. Pigg by warranty deed recorded July 28, 1983 in Book 3247 Page 932, in Steelecrest Country Estates, a subdivision, according to the plat thereof recorded in Plat Book:35 Page 123, in the Recorder's Office of Madison County, Illinois.

Except coal, gas, and other mineral rights conveyed, excepted or reserved in prior conveyances.

Situated in the County of Madison and State of Illinois.

Permanent Parcel Number: 09-2-22-15-13-301-002

Commonly known as: Troy O'Fallon Rd, Troy IL 62294



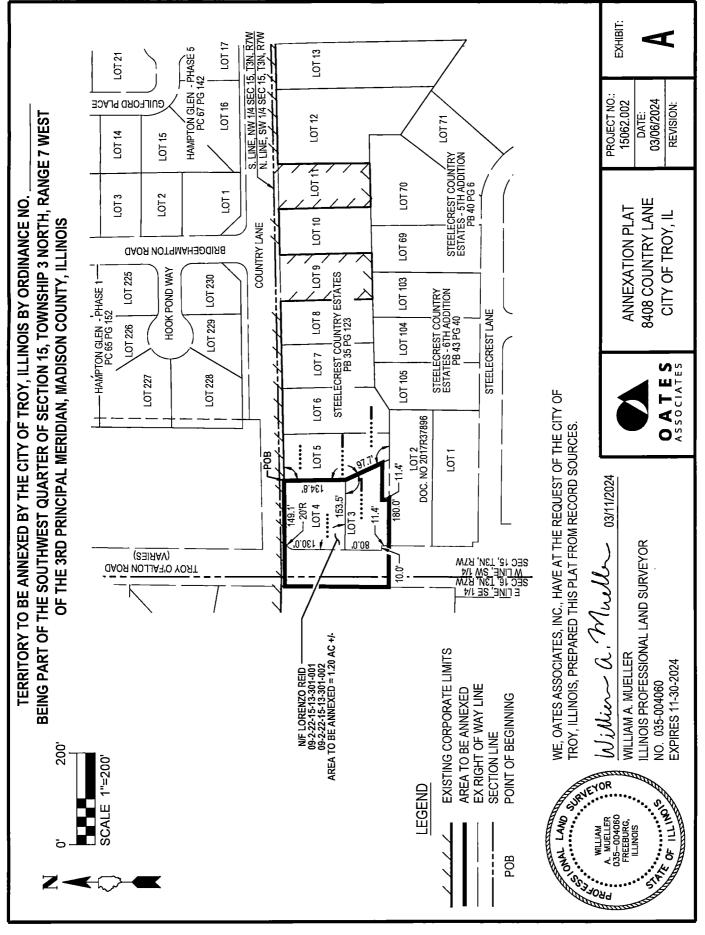
AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205) THIS IS A LEGAL DOCUMENT – CONSULT YOUR PRIVATE ATTORNEY

(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:

accompanying decit. Amount further states this dansi	or is exempt from the finitions I lat Act because	
(Please check all that apply) A. NOT A DIVISION OF LAND (parcel lines unch	nanged) () C. DIVISION FOR TAXING PUR	RPOSES ONLY (parcel lines change)
() B. A DIVISION OF LAND THAT MEETS ON	E OF THE FOLLOWING EXCEPTIONS TO	O 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	5. A conveyance of land owned by a public utility streets or easements of access.	y not involving new
under prior approved plat by Land Use Committee.	6. A conveyance of land for highway or other pub a dedication of land or for vacation of land subject to a	
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.	7. A conveyance made to correct a description in	prior conveyance.
3. A sale or exchange of land between owners of adjoining and contiguous land.	8. The sale or exchange of parcels of land following more than two (2) parts of a parcel existing on July 17, new streets or easements of access.	
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.	9. The sale of a single lot/tract less than five (5) at (Exception only applies to the 1 th tract conveyed from a October 1, 1973.) (The single tract of less than five (5) by an Illinois Registered Land Surveyor whose survey the surveyor whose survey is the surveyor whose su	larger tract as it existed on acres must have been surveyed
	L BY THE MAPS & PLATS GIS DIVISIO OVAL BY THE MAPS & PLATS GIS DI	
NAME Mother Clay SIGNATI (Please Print) Subscribed and sworn to before OFFICIAL SEAL JAMIE L ARZUAGAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/6/25	ore me this	TE: <u>12/7</u> , 20 <u>2.</u> 3 La, 20 <u>23</u>
	es within the County jurisdiction must be revi ty Planning and Development Department	lewed by the
This affidavit only ensures the Recorder's O within a municipality or within 1.5 miles of a it is required that this land division be reviewed has five (5) business days to review deed(s) and deed upon proof of date submitted to municipality.	municipality, local ordinances may apply. d & approved by the participating municip l return. If the five day limit expires, Maps	If exception 9 is used, pality. Each municipality
Date Submitted to Municipality (s) (P	lease check one) () Municipality Jurisdiction	() County Jurisdiction
Municipality (s) with Jurisdict	tion:	·
Municipal Planning Official's Signature	e Print Name	Date
Municipal Planning Official's Signature	Print Name	Date



Annexation Legal Description

Owners: Lorenzo Reid

Parcels: 09-2-22-15-13-301-001 & 09-2-22-15-13-301-002

Parcel 1: Lot 4 in Steelecrest Country Estates, a subdivision, according to the plat thereof recorded in Plat Book 35 Page 123 (excepting coal underlying said premises with the right to mine and remove same) in Madison County, Illinois.

Parcel 2: Lot 3, except that part conveyed to Joyce A. Stone formerly known as Joyce A. Pigg by warranty deed recorded in July 28, 1983 in Book 3247 Page 932, in Steelecrest Country Estates, a subdivision, according to the plat thereof recorded in Plat Book 35 Page 123, (excepting coal and other minerals underlying said premises with the right to mine and remove same) in Madison County, Illinois.

Further described as follows:

Beginning at the northeast corner of said Lot 4; thence southerly on the east line of said Lot 4, a distance of 134.8 feet to the north line of said Lot 3; thence southeasterly on the easterly line of said Lot 3 to the northerly line of tract of land described in the deed to Dustin Murphy and Amanda Murphy, recorded in the Recorder's Office of Madison County, Illinois as Document No. 2017R37896; thence westerly on said northerly line; thence southerly 11.4 feet to the south line of said Lot 3; thence westerly on said south line to the westerly line of said Lot 3; thence northerly on said westerly line 11.4 feet; thence westerly continuing on said westerly line, 10.00 feet; thence northerly continuing on said westerly line and the westerly line of said Lot 4; thence northeasterly continuing on the westerly line of said Lot 4, being a curve to the right having a radius of 20.00 feet, to the north line of said Lot 4; thence easterly on said north line to the Point of Beginning.



PETITION FOR THE ANNEXATION

OF 8408 COUNTRY LANE

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 **8408 Country Lane**, Troy, Madison County, Illinois.

An ordinance to annex this property with parcel IDs # 09-2-22-15-13-301-001 and 09-2-22-15-13-301-002 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: 4/15/24

Linda Taake,
Building & Zoning
Administrative Coordinator



PETITION FOR THE ANNEXATION

OF 8408 COUNTRY LANE

TROY, ILLINOIS

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All interested persons are invited to appear at the time and place listed above.

Dated: 4/15/24

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 2024-27 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 8408 Country Lane) Owned by Lorenzo Reid and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15th day of April, 2024:

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

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

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

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

Dawn Henry Tri-Township Library 256 Fairington Drive Troy, Illinois 62294 Allen Adomite
Jarvis Township Supervisor
500 Lakewood Drive
Troy, Illinois 62294

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

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

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

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

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

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

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

Steve Lynn
Troy Fire Protection District
8383 Mill Hill Lane
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

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

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

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

Jason Helldoerfer Jarvis Township 132 Blackjack Road Troy, Illinois 62294

Nathan Hovatter Jarvis Township 409 Avalon Troy, Illinois 62294

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

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

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

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

SUBSCRIBED and SWORN to before me this 15^{TH} day of $Approx 15^{TH}$

My commission expires:

"OFFICIAL SEAL" LINDA S. TAAKE NOTARY PUBLIC — STATE OF ILLINOIS MY COMMISSION EXPIRES MAR. 11, 2027

RETURN TO:

CITY OF TROY
Building & Zoning Dept.
116 E. Market St.
Troy, Illinois 62294

Affidavit of Service of Notice

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

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

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

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

Dawn Henry Tri-Township Library 256 Fairington Drive Troy, Illinois 62294 Allen Adomite
Jarvis Township Supervisor
500 Lakewood Drive
Troy, Illinois 62294

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

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

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

Scott Wiesehan Jarvis Township 1129 Troy O'Fallon Road Troy, Illinois 62294 Kevin Byrne
Troy Fire Protection District
26 Lake Dr.
Troy, Illinois 62294

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

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

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

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

END OF DOCUMENT Page 1 of 2