



DocId:8936368

Tx:4631846

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2024R23815
STATE OF ILLINOIS
MADISON COUNTY
08/28/2024 10:51 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 14



CITY 5000

Ordinance No. 2024 - 53

AN ORDINANCE Annexing and Zoning Certain Territory

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

(Namely, 514 East Center Street
Owned by Donald Jason Ramert)

WHEREAS, Donald Jason Ramert, petitioner/owner of certain territory also known as 514 East Center Street (parcel number 09-1-22-10-03-301-026) 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.

LG

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 514 East Center 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.

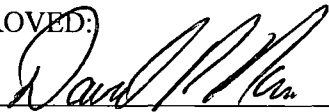
SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

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 19th day of August, 2024.

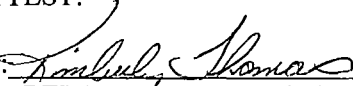
Aldermen:

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

APPROVED:

By: 
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: 
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

MAPS & PLATS

Survey Required
For Recording

Initials AE

Date 8,27,2024



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

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

Name: JASON RAMERT

Address: 514 E. CENTER

Phone Number: 618-444-1444

Email: JRAMERT6@GMAIL.COM

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

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

The undersigned Petitioner(s) respectfully requests:

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

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

[Signature]
Signature of Owner

J. Jason Ramert
Printed Name of Owner

Signature of Co-Owner

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 Jason Ramert personally known to me to be the same person(s)
 County of Madison) whose name(s) is/are subscribed to the foregoing Petition for Annexation, respectively, appeared
 before me this day in person and acknowledged that he/she/they signed and delivered the said
 instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 17th day
 of July, 2024
[Signature]
 Notary Public

OFFICE USE ONLY:

Date Received: 7/18/24 at _____: _____ a.m./p.m. by AZ

Comments: send copy when finalized

- 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

FIRST AMERICAN TITLE

FILE # 372857-20

Deed Prepared by:

Mathis, Marifian & Richter, Ltd.
23 Public Square, Suite 300
Belleville, IL 62220

PTAX-044061

Mail subsequent tax bills to:

Donald Jason Ramert
514 East Center Street
Troy, IL 62294

Return this document to:

First American Title Insurance Company
729 Insight Avenue, Suite 100
O'Fallon, Illinois 62269

2024R07907
STATE OF ILLINOIS
MADISON COUNTY
03/28/2024 09:54 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 151.00
ST STAMP FEE: 302.00
RHSPS FEE: 18.00
OF PAGES: 4

WARRANTY DEED

THIS INDENTURE, WITNESSETH, that the Grantor, Janie Swain, a widow and surviving joint tenant of Ron Swain, deceased, whose address is 514 East Center Street, Troy, IL 62294, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto Grantee, Donald Jason Ramert, an unmarried man, whose address is 104 Clark Street, Collinsville, IL 62234, all interest in the following described real estate in the County of Madison, State of Illinois, to wit:

Legal Description: See Exhibit A.

Property Address: 514 East Center Street, Troy, IL 62294

Parcel ID: 09-1-22-10-03-301-026

Subject to real estate taxes for the year 2023 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances; and excepting oil, gas and other mineral rights excepted or reserved in prior conveyances.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 22 day of March, 2024.

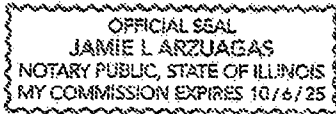
Janie Swain
Janie Swain

STATE OF ILLINOIS)
) SS.
COUNTY OF ST. CLAIR)

I, Jamie L Arzuagas, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Janie Swain, a widow and surviving joint tenant of Ron Swain, deceased, personally known to me, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22 day of March, 2024.

J Arzuagas
Notary Public



THIS DOCUMENT PREPARED WITHOUT LEGAL CONSULTATION OR TITLE EXAMINATION AT THE REQUEST OF THE PARTIES.

EXHIBIT "A"

514 East Center Street, Troy, IL 62294

Part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows: Beginning at the Northwest corner of above mentioned Quarter Quarter; thence South along the West line of said Quarter Quarter 33.0 feet to the Southwesterly corner of a tract conveyed to George Davy by Quit Claim Deed dated March 17, 1869, and recorded in Book 107 on Page 10, in the Recorder's Office of Madison County, Illinois; thence North 87 degrees 53 minutes East along the Southerly line of said tract 252.0 feet to a point; thence South and parallel with the West line of said Quarter Quarter 345.7 feet to a point; thence South 87 degrees 53 minutes West 252.0 feet to the West line of said Quarter Quarter; thence North along the West line of said Quarter Quarter 345.7 feet to the point of beginning, containing 2.00 acres, more or less, situated in Madison County, Illinois. Together with an easement for ingress and egress as granted in a document recorded on October 21, 2008, as Document No. 2008R49253.

Excepting 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 No.: 09-1-22-10-03-301-026



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.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 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.

___ 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.

___ 3. A sale or exchange of land between owners of adjoining and contiguous land.

___ 7. A conveyance made to correct a description in prior conveyance.

___ 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.

___ 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.

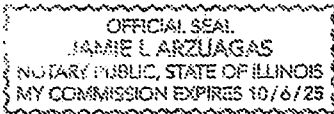
___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose 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 JANIE SWAIN SIGNATURE: [Signature] DATE: 3/22/24, 2024
(Please Print)

Subscribed and sworn to before me this 27 day of March, 2024



[Signature]
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: _____

_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date
_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date

(Revised 8/11)

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



0' 200'

SCALE 1"=200'

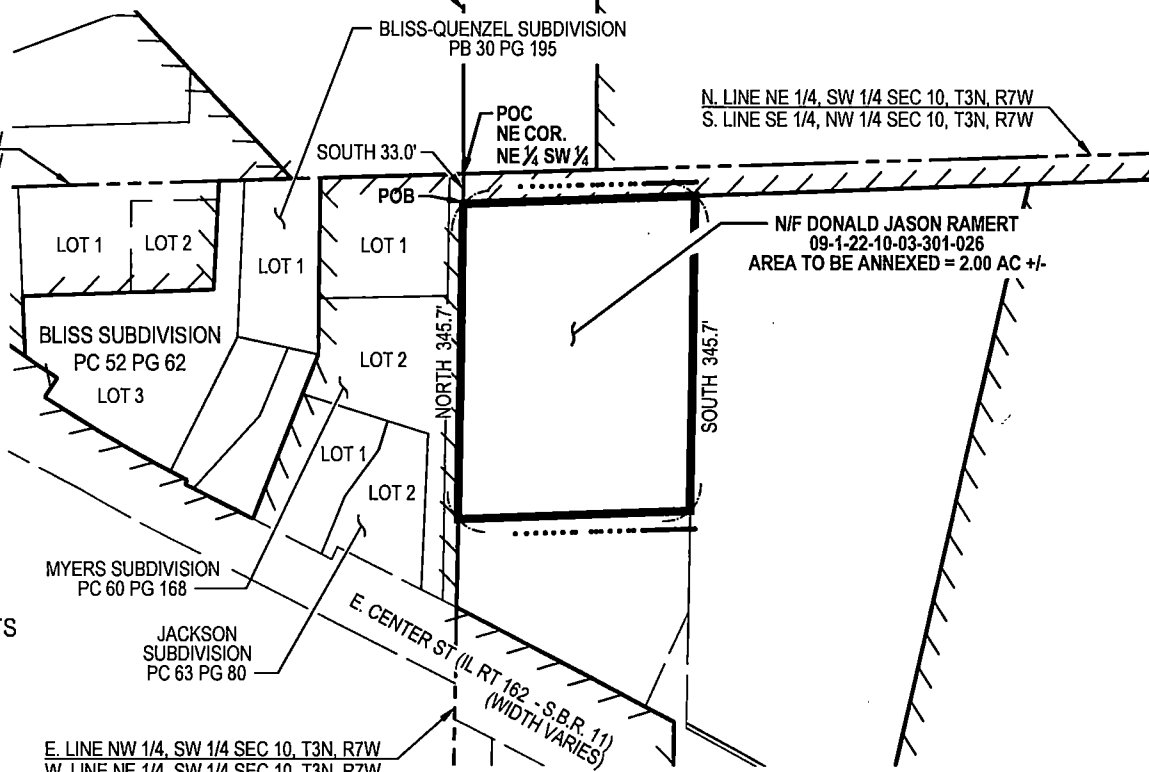
N. LINE NW 1/4, SW 1/4 SEC 10, T3N, R7W
 S. LINE SW 1/4, NW 1/4 SEC 10, T3N, R7W

E. LINE SW 1/4, NW 1/4 SEC 10, T3N, R7W
 W. LINE SE 1/4, NW 1/4 SEC 10, T3N, R7W

BLISS-QUENZEL SUBDIVISION
 PB 30 PG 195

N. LINE NE 1/4, SW 1/4 SEC 10, T3N, R7W
 S. LINE SE 1/4, NW 1/4 SEC 10, T3N, R7W

SOUTH 33.0'
 POC
 NE COR.
 NE 1/4 SW 1/4



LEGEND

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

E. LINE NW 1/4, SW 1/4 SEC 10, T3N, R7W
 W. LINE NE 1/4, SW 1/4 SEC 10, T3N, R7W

DOC 2024R23815 Pg 9 of 14



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

William A. Mueller 8/12/2024
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2024

 OATES ASSOCIATES	ANNEXATION PLAT 514 E. CENTER STREET CITY OF TROY, IL		PROJECT NO.: 15062.002	EXHIBIT: A
			DATE: 8/9/2024	
			REVISION:	

Annexation Legal Description
Owner: Donald Jason Ramert
Parcel: 09-1-22-10-03-301-026

Part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows: Beginning at the Northwest corner of above mentioned Quarter Quarter; thence South along the West line of said Quarter Quarter 33.0 feet to the Southwesterly corner of a tract conveyed to George Davy by Quit Claim Deed dated March 17, 1869, and recorded in Book 107 on Page 10, in the Recorder's Office of Madison County, Illinois; thence North 87 degrees 53 minutes East along the Southerly line of said tract 252.0 feet to a point; thence South and parallel with the West line of said Quarter Quarter 345.7 feet to a point; thence South 87 degrees 53 minutes West 252.0 feet to the West line of said Quarter Quarter; thence North along the West line of said Quarter Quarter 345.7 feet to the point of beginning, containing 2.00 acres, more or less, situated in Madison County, Illinois. Together with an easement for ingress and egress as granted in a document recorded on October 21, 2008, as Document No. 2008R49253.

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



*PETITION FOR THE ANNEXATION
OF 514 EAST CENTER 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 **514 East Center Street, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID # 09-1-22-10-03-301-026** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, August 19, 2024 at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

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

Dated: 07/24/24

Linda Taake,
Building & Zoning
Administrative Coordinator

514 East Center

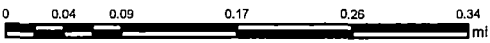


DOC 2024R23815 Pg 12 of 14

Service Layer Credits:



Author:
Copyright: Madison County Government



Date: 7/24/2024
Time: 8:59 AM



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- 53** **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 514 East Center Street) owned by Donald Jason Ramert** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 19th day of August, 2024:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

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

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

Nathan Hovatter
Jarvis Township
409 Avalon
Troy, Illinois 62294

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

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

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

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

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

Andrea D Lambert
Andrea D. Lambert

7/26/24
Date

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

Notary Seal:



Linda S Taake
Notary Signature

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

Linda Taake
Linda Taake
City of Troy

END OF DOCUMENT