



8 5 6 4 7 4 9  
Tx:4420516

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

**2018R38321**  
STATE OF ILLINOIS  
MADISON COUNTY  
12/06/2018 09:58 AM  
AMY M. MEYER, RECORDER  
REC FEE: 36.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 9



36.00 CT

---

**Ordinance No. 2018 - 10**

*AN ORDINANCE Annexing and Zoning Certain Property*

*To and in the City of Troy, Madison County, Illinois*

*(Namely, 2101 Formosa Road,  
Owned by the Wilfred and Rose Meier Trust)*

---

**Whereas**, Cynthia R. Butler, Trustee for the Wilfred and Rose Meier Trust, owner of 2101 Formosa Road (09-1-22-06-00-000-002 and 09-1-22-06-04-401-003), Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, has filed a written petition with the City of Troy requesting that said property be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit C; and

**Whereas**, the property owner has represented that there are no electors residing on the property; and

MAPS & PLATS

Survey Required  
For Recording

Initials BH

Date 12/5/18

**Whereas**, a legal description of the property to be annexed is attached hereto as Exhibit A and the map attached hereto, marked Exhibit B, is an accurate map of said territory so sought to be annexed;

**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, Clerk, 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 property to the City of Troy;

**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.

**Now, Therefore, Be It Ordained by The Mayor and The City Council of The City of Troy, Madison County, Illinois As Follows:**

**SECTION 1:** That the following 2101 Formosa Road, 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 property is hereby established in the zoning classification of "R-1 Single-family Residential." Said classification shall apply to the property 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 B, and made a part hereof, which is found to be an accurate map of the annexed property, 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 seventh day of May, 2018.

**Aldermen:**


Henderson <u>Y</u>	Partney <u>Y</u>	<u>Total:</u>
Italiano <u>Y</u>	Thompson <u>Y</u>	<u>8</u> Ayes
Jackson <u>Y</u>	Turner <u>Y</u>	<u>0</u> Nays
Levo <u>Y</u>	Zarzecki <u>Y</u>	

APPROVED:



Allen P. Adomite  
Mayor

ATTEST:

  
\_\_\_\_\_  
Jamie Myers  
City Clerk



*PETITION FOR THE ANNEXATION  
OF 2101 FORMOSA ROAD,  
TROY, ILLINOIS*

## **Notice of Intent to Annex**

**TO WHOM IT MAY CONCERN:**

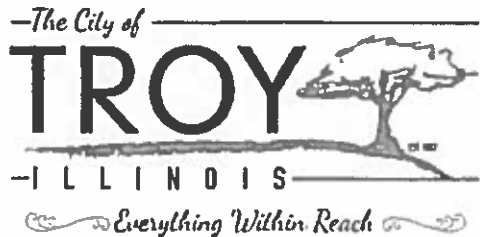
Notice is hereby given that the owners of record and at least fifty-one percent of the electors of the following described territory have filed with the City of Troy a Petition for Annexation (pursuant to 65 ILCS 5/7-1-1 et seq.) requesting the annexation of 2101 Formosa Road, Troy, Madison County, Illinois.

An ordinance to annex this property with parcel ID #09-1-22-06-11-000-002 and 09-1-22-06-04-401-003 will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 7, 2018 at 7:30 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: April 19, 2018

Keith Frey, Building & Zoning Administrator



PETITION FOR ANNEXATION

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 "A" 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. [X] 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 "B" and by reference thereto is made a part thereof.
5. Any additional information: The property is under contract with Simon & Mary Anne Geffin as the proposed location for Lifelines Neurodiagnostic Systems Inc.

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.

Dated this 17th day of April, 2018

Wilfred I. Meier Trust
by: Cynthia R/Butler, TTEE
Signature of Owner

Wilfred I. Meier Trust
by: Cynthia R. Butler, TTEE
Printed Name of Owner

Rose T. Meier Trust
by: Cynthia R/Butler, TTEE
Signature of Co-Owner

Rose T. Meier Trust
by: Cynthia R. Butler, TTEE
Printed Name of Co-Owner

State of Illinois     )  
  )  
County of Madison    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Cynthia Butler personally known to me to be the same person(s) 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 April, 2018

Michelle Langenhorst  
Notary Public

My commission expires: Jan 13 2020



**For Office Use Only:**

Date Received: 4/18/18 at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by LT

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

- Map prepared by an Illinois registered land surveyor
- Annexation notice mailed to:
  - Jarvis Township Auditors                       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

**ABACUS PROFESSIONAL SERVICES**

Joseph A. Langhauser, PLS

1155 N. 4<sup>th</sup> P.O. Box 5

Breese, IL 62230-0005

(618) 526-4277

June 27, 2018

Job No.: 5313-S-18

DLW/JAL

**Description for Life Lines/ Simon Griffin**

Part of the Southeast Quarter of Section 6, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at a pin marking the southeast corner of Lot 49 of the First Addition to Waterford Place as recorded in Plat Cabinet 65, Page 351; thence northerly along the east line of said Lot having an assumed bearing of N. 00°-11'-18" W. 136.73 feet to an iron pin marking the northeast corner of said Lot; thence S. 89°-59'-06" E. along the south line of said Subdivision and the south line of Waterford Place Industrial Park a distance of 1004.19 feet to an iron pin on the westerly right-of-way line of Formosa Road; thence S. 00°-00'-54" W. along said westerly right-of-way line 439.07 feet to an iron pin and cap marking the northeast corner of Wilrose Acres First Addition as recorded in Plat Cabinet 66, Page 13; thence S. 89°-56'-21" W. along the north line of said Subdivision 449.55 feet to an iron pin marking the northwest corner of said Subdivision; thence S. 00°-07'-17" W. along the west line of said Subdivision 210.12 feet to a point from which an iron pin is N. 88°-06'-36" E. 0.48 feet from true corner; thence S. 89°-48'-35" W. along the north line of a parcel described in Book 3927, Page 1488 a distance of 335.70 feet to an iron pin and cap marking the northwest corner of said Parcel; thence N. 00°-12'-02" W. along the east line of a Parcel described in Book 1335, Page 190 a distance of 101.70 feet to a concrete monument marking the northeast corner of said Parcel; thence S. 89°-52'-13" W. along the north line of said Parcel a distance of 216.54 feet to a concrete monument marking the northwest corner of said Parcel; thence N. 00°-08'-41" W. along the east line of Parcel described in Book 1299, Page 477 a distance of 413.10 feet to the northeast corner of said Parcel and the point of beginning.

Containing 12.30 Acres, more or less.

Served by Formosa Road, situated on the east side of the above described tract and by a Cross Over Easement shown on the Plat of Wilrose Acres First Addition as recorded in Plat Cabinet 66, Page 13.

Note: It is not warranted that this description contains complete information regarding dedications, easements, reservations, restrictions, rights-of-way, building lines and other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained.

RefFilename: 5313







CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE



This Listing Agreement has been prepared by legal counsel in Greater Gateway Association of REALTORS® and REALTOR® Association of Southwestern Illinois and is intended solely for use by REALTOR® members of the REALTOR® Association of Southwestern Illinois, Inc. and the Greater Gateway Association of REALTORS®, Inc. Any unauthorized use is strictly prohibited.

Date: March 7, 2018

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

1 1. MUTUAL COVENANTS. Seller agrees to sell and Buyer agrees to purchase the following described real estate,
2 together with all appurtenances thereof upon the terms set forth in this Contract: Legal Description/Permanent
3 Parcel Number 09-1-22-06-00-000-002/09-1-22-06-04-401-003
4 situated in Madison County, Illinois, commonly known as
5 2101 Formosa Rd, Troy, IL 62294 with an
6 approximate lot size of 12.3 AC ("Property"). "Buyer"
7 and "Seller" as used in this Contract shall mean those parties respectively set forth on the signature page hereof.
8 For purposes hereof, this document and all approved addenda shall be referred to as the "Contract".

9 2. DUAL AGENT. The Parties confirm(s) that they have previously consented to the Designated Agent (designated
10 on the last page of this Contract), acting as a dual agent in providing brokerage services on their behalf and
11 specifically consent(s) to such Designated Agent acting as a dual agent in regard to this transaction.

12 Seller Initials Buyer Initials

13 3. INCLUSIONS/EXCLUSIONS: The following ITEMS are included or excluded in the sale and are the exclusive
14 property of the Seller, having been paid in full:

15 Inclusions:
16